

2100 Queen Anne Avenue N

SDCI# 3034141-LU

DESIGN RECOMMENDATION MEETING

12/2/2020

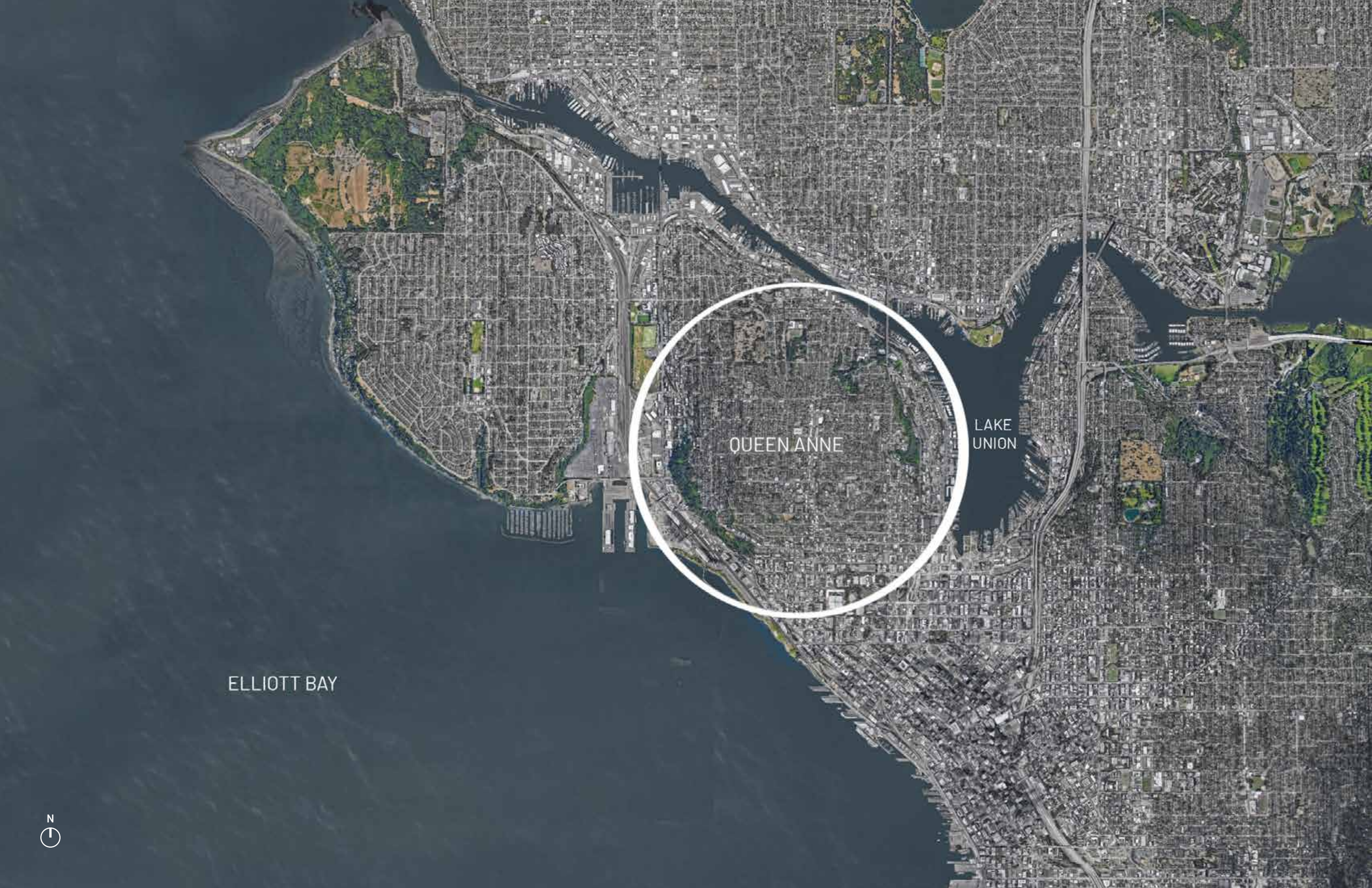
RUNBERG
ARCHITECTURE
GROUP

HEWITT

barrientos RYAN

CAHILL
EQUITIES





QUEEN ANNE

LAKE UNION

ELLIOTT BAY



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01 - DEVELOPMENT OBJECTIVES + ZONING

PROJECT DATA & OBJECTIVES

OWNER:	QASW, LLC
DEVELOPER:	BARRIENTOS RYAN + CAHILL EQUITIES
PROPOSED USE:	APARTMENT BUILDING WITH 324 RESIDENTIAL UNITS AND 50,000 GSF GROCERY STORE AT GROUND LEVEL
ARCHITECT:	RUNBERG ARCHITECTURE GROUP 1 YESLER WAY, SEATTLE, WA 98104
LANDSCAPE ARCHITECT:	HEWITT 101 STEWART ST. SUITE 200, SEATTLE, WA 98101
CONTRACTOR: PROPOSED USE:	WG CLARK MIXED-USE RESIDENTIAL
PROJECT ADDRESS:	2100 QUEEN ANNE AVE. N SEATTLE, WA 98109
ZONING:	ZONING TYPE: NC2P-75(M1) / NC2-75(M1)
ZONING OVERLAY: STREET CLASSIFICATIONS: OTHER CONSIDERATIONS:	UPPER QUEEN ANNE RESIDENTIAL URBAN VILLAGE QUEEN ANNE AVE. N AND BOSTON STREET = MINOR ARTERIALS PEDESTRIAN OVERLAY ON THE WEST HALF OF SITE
BUILDING CODE:	2015 SEATTLE BUILDING CODE
TAX ACCOUNT NUMBERS:	1794500895,1794500880
SDCI PROJECT #:	3034141-LU
SITE AREA:	79,836 SF (1.83 ACRES)
FAR BASE: MAXIMUM: PROPOSED:	5.5 5.5 (439,115 SF) 3.8
GROSS SF:	474,000 SF RESIDENTIAL: 201,000 SF COMMERCIAL: 50,000 SF PARKING: 143,000 SF SUPPORT: 80,000 SF
VEHICLE PARKING:	P1: 151 STALLS P2: 172 STALLS
UNITS:	<u>324 TOTAL</u> STUDIOS: 68 1-BED: 109 2-BED: 54 OPEN 1: 84 TH: 9

PROJECT INFO:

The owner’s program includes a 7-story mixed use building located in Seattle’s Queen Anne neighborhood. The project encompasses most of the block and is bounded by Queen Anne Avenue North, Boston Street, 1st Avenue North, and Crockett Street. The site area is 79,800 SF and currently consists of a Safeway grocery store constructed in 1962 and a surface parking lot on the north, west and south sides of the store. The site slopes downwards approximately 12 feet east to west and roughly 20% of the site is covered by tree canopy. The proposed mixed-use building will contain approximately 324 residential units, 50,000 SF Safeway grocery store at the ground level and 323 accessory parking stalls. The primary underground parking for the Safeway store’s customers is accessed from Crockett Street; the residential parking will be accessed from Boston St. With an intentional design focus on connectivity and walkability, the project will feature increased pedestrian and landscaping improvements along all four sides of the block. The main grocery store entry will be from south west corner of the site, this corner will consist of a public plaza with outdoor seating, public art, as well as various landscaping and hardscaping improvements. The plaza will create a dynamic, outdoor space for the public to congregate, relax and interact. In response to community and EDG board comments, there are now several doors and operable windows to provide multiple opportunities for pedestrian and shopper interaction with the retail uses along the sidewalks. The number of openings and transparency will create a lively street front that provides an activated storefronts along Queen Anne Ave as requested.



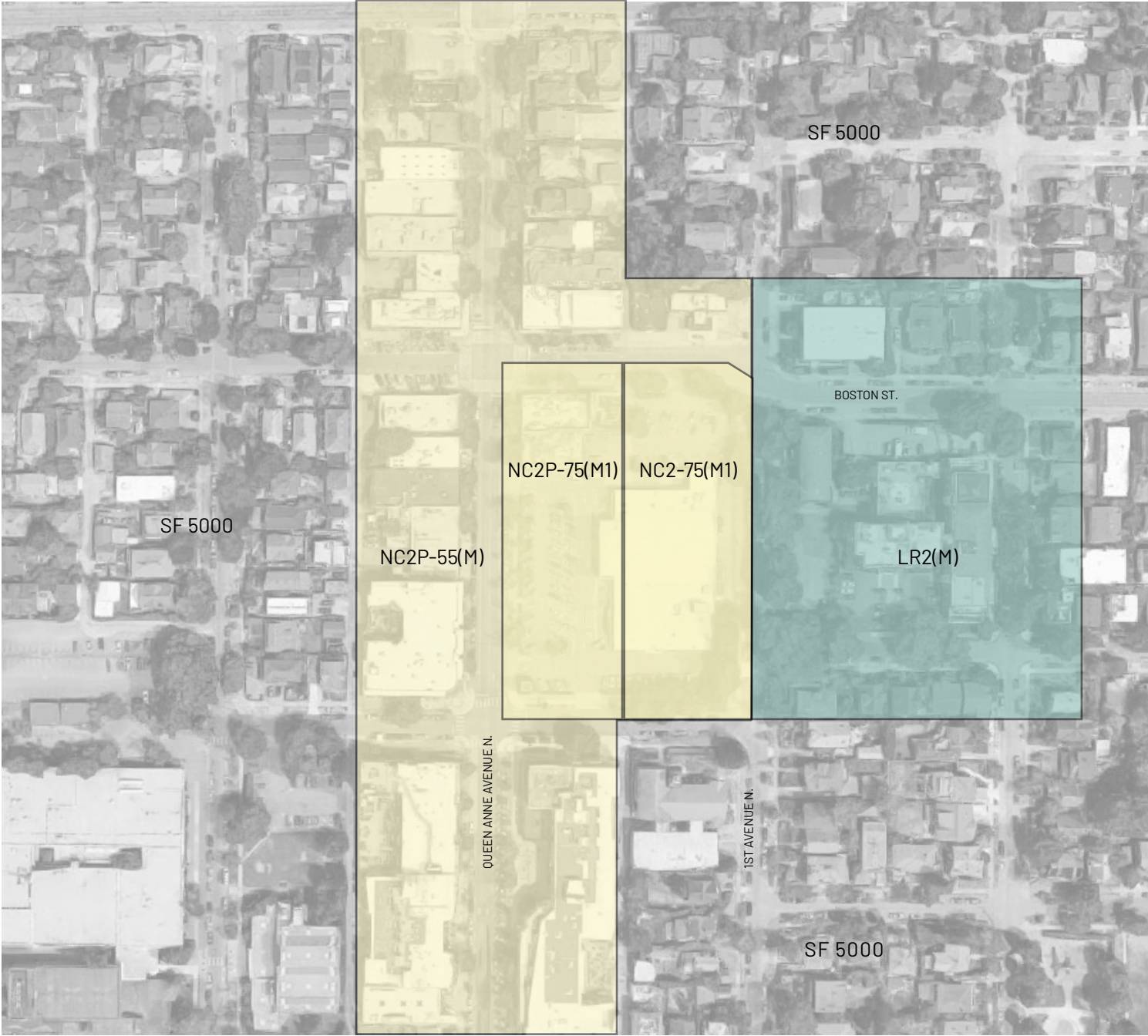
SITE LOCATION



ZONING SUMMARY

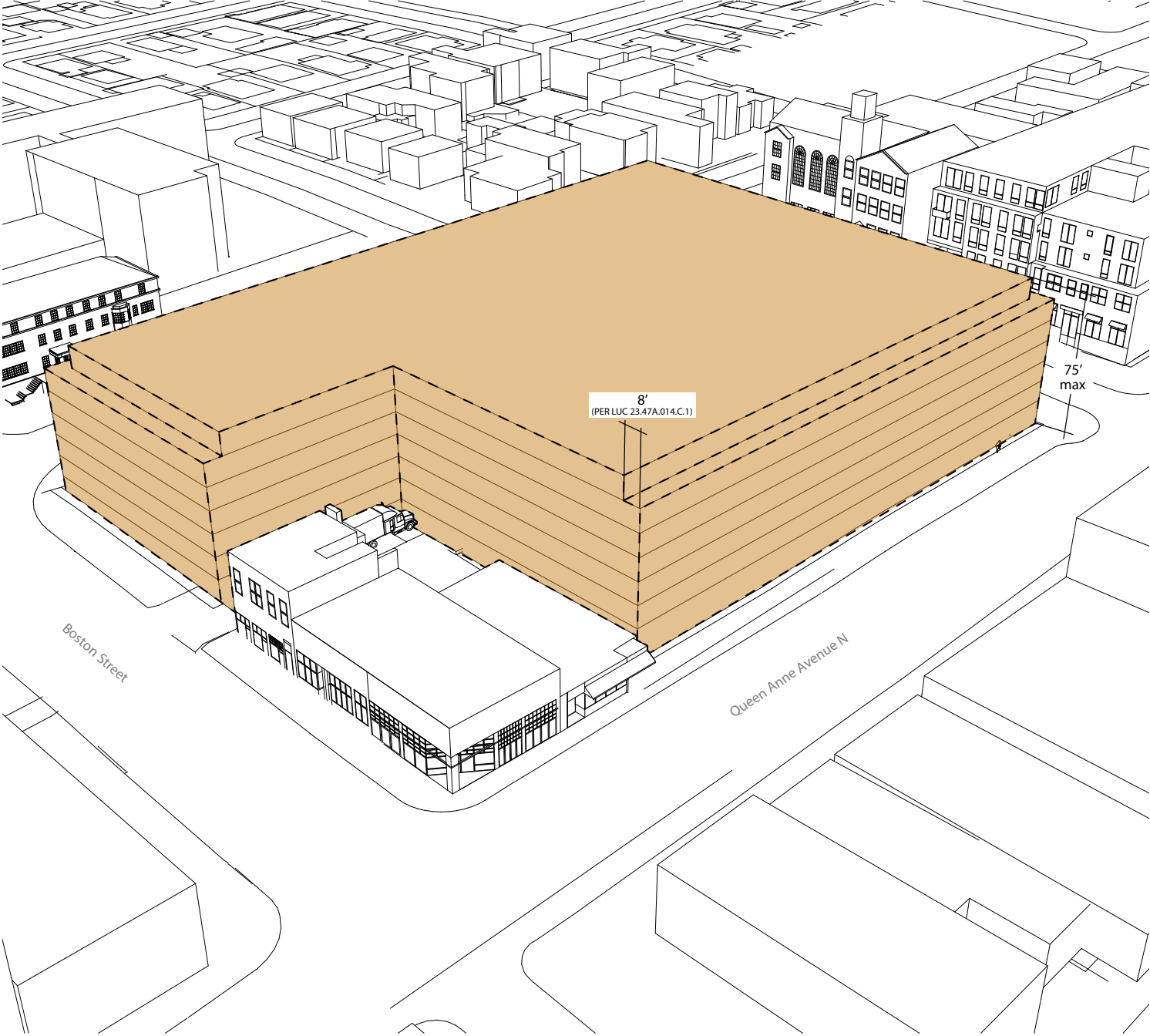
- 23.47A.004 – Permitted and prohibited uses
Table A for 23.47A.004 Uses in Commercial Zones
Retail Sales, multipurpose: Permitted, limited to 50,000 sf
Residential Uses: Permitted
- 23.47A.010 – Maximum size of nonresidential use.
Max size for Retail Sales, multipurpose: 50,000sf
- 23.47A.005 – Street-level uses
C.1 Residential uses at street level – Residential uses may occupy no more than 20 % of the street-level street-facing facade in a pedestrian-designated zone, facing a designated principal pedestrian street
- 23.47A.008.A.2 – Blank Facades
Blank segments of the street-facing facade between 2’ and 8’ above the sidewalk may not exceed 20’ width.
Total blank facade segments max 40 percent of the width of the facade of the structure along the street.
- 23.47A.008.B.2 – Transparency
60% of the street facade between 2’ and 8’ above the sidewalk shall be transparent.
- 23.47A.008.B.3 & 4 – Non-residential depth and height
Average depth of 30’ and minimum depth of 15’
Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.
- 23.47A.008.C – Pedestrian Designated Zone
Limits 20% of facade to residential uses.
Provide overhead weather protection.
- C.5 – Maximum Width and Depth Limits: 250’
- C.6 6. – Space for small commercial uses at street level
Provide small commercial space when commercial space is greater than 5,000 sf.
- D1 &2 – Residential uses at grade visually prominent entry, dwelling unit max 4’ above or below grade.
- 23.47A.012 – Structure height: 75’
- 23.47A.013 – Floor Area Ratio: 5.5 max
- 23.47A.014.C – Upper-level setbacks for street-facing facades:
75’ height limit, portions of structures above 65 feet must be set back from the front lot line by an average depth of 8 feet.
- 23.47A.014.D. – Facade modulation
For structures with a width of more than 250 feet, at least one portion of the structure 30 feet or greater in width must be set back a minimum of 15 feet from the front property line.

- 23.47A.024 – Residential Amenity Areas
Required in an amount equal to 5 % of the total gsf in residential use, can exclude areas used for mechanical equipment and accessory parking. Bioretention facilities qualify as amenity areas.
- 23.47A.016 – Green Factor of 0.3 is required
- 23.47A.030 & 23.54.015 – Required Parking
Site is in a Frequent Transit Service area, no minimum parking required for nonresidential and residential uses.
- Table C for 23.54.030 – Number of curb cuts allowed: 4 max for site
- 23.54.030.F.2.b – Curb Cut widths
1) For one-way traffic, the minimum width of curb cuts is 12 feet, and the maximum width is 15 feet.
2) For two-way traffic, the minimum width of curb cuts is 22 feet, and the maximum width is 25 feet, except that the maximum width may be increased to 30 feet if truck and auto access are combined.
Max 15% driveway slope
- 23.54.030.G Sight Triangle – required on side of driveway used as an exit.
- 23.54.35 Loading Berth Requirements – Low demand requires 1 loading berth.
- 23.54.015.K – Bike Parking required
Sales & service: 1/4,000 SF long term and 1/2,000 sf short term
Multi-family structures: 1 per dwelling unit long term, 1 per 20 dwelling units short term
- Table A 23.54.040 – Solid Waste Storage requirements
Residential >100 units: 575 sf plus 4sf per additional unit above 100.
Nonresidential 50,000 sf: 175 sf



ZONING

- SF 5000
- NC2P-55 (M)
- NC2P-75 (M1) & NC2-75(M1)
- LR2 (M)



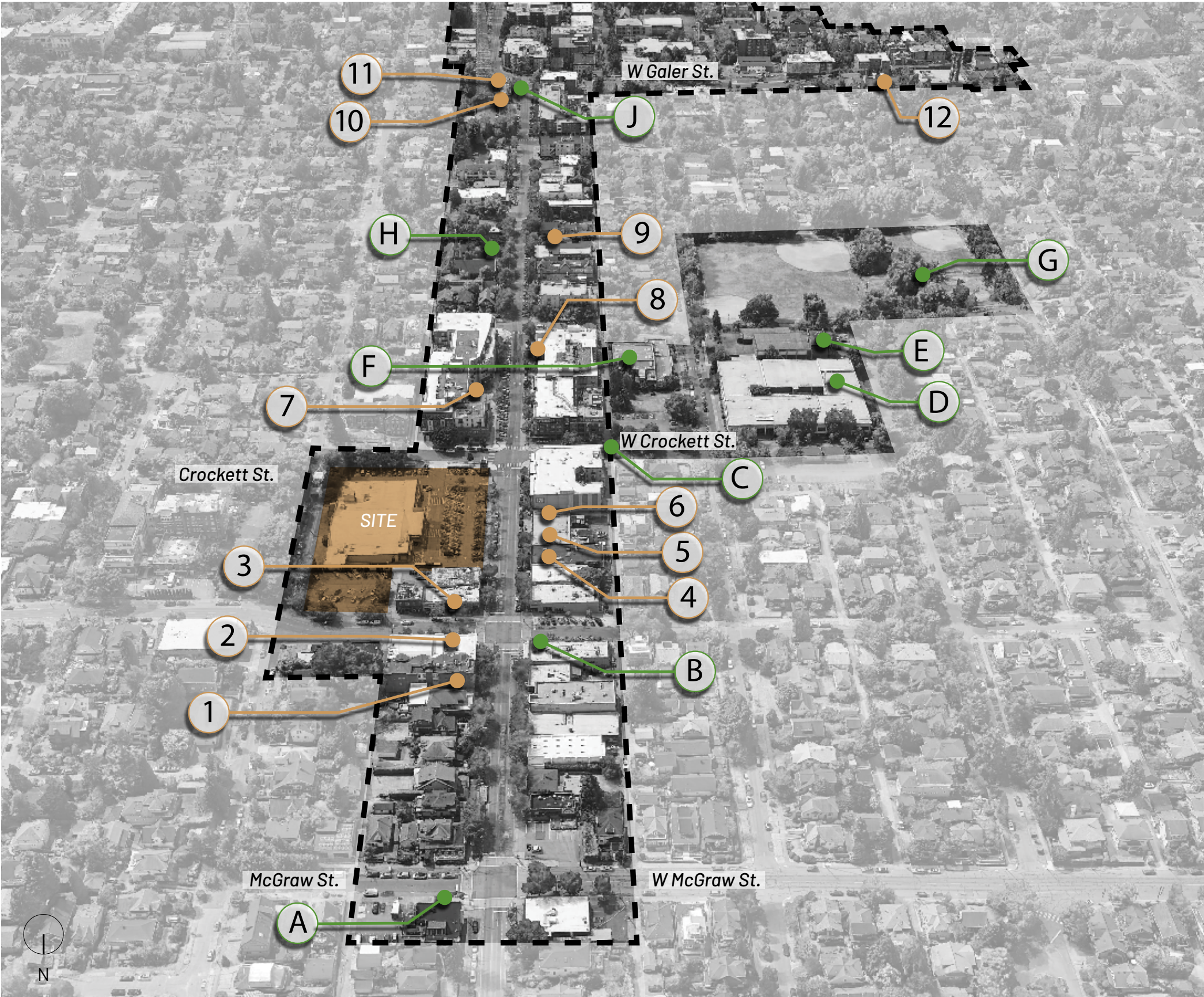
MAXIMUM ZONING ENVELOPE

SITE ZONING	
Zone:	NC2P - 75 (M1) , NC2-75 (M1)
Overlay:	Upper Queen Anne Residential Urban Village Pedestrian Overlay on West Half of Site
Street Classifications:	Queen Anne Avenue N and Boston Street = Minor Arterials
Lot Area:	79,839 SF (1.83 Acres)
Allowable FAR:	5.5
Allowable Area:	439,115 SF

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02 - NEIGHBORHOOD ANALYSIS + SITE CONTEXT

URBAN NODES DIAGRAM



- 1 HOW TO COOK A WOLF
- 2 GRAPPA / ORRAPIN THAI CUISINE / IKIIKI SUSHI BAR
- 3 BOUNTY KITCHEN / STORYVILLE
- 4 HILLTOP ALE HOUSE
- 5 PARAGON
- 6 MEZCATERIA OAXACA (EL MEZCALITO)
- 7 TRADER JOE'S
- 8 ZEEKS PIZZA
- 9 QUEEN ANNE BOOK COMPANY
- 10 5 SPOT
- 11 OLYMPIA PIZZA
- 12 CAFFE FIORE
- A GARDEN AT MCGRAW & QUEEN ANNE
- B GARDEN AT BOSTON & QUEEN ANNE
- C FARMER'S MARKET (Thursdays 3-7pm, May-October)
- D MCCLURE MIDDLE SCHOOL
- E QUEEN ANNE COMMUNITY CENTER
- F QUEEN ANNE POOL
- G WEST QUEEN ANNE PLAYFIELD
- H BETHANY PRESBYTERIAN CHURCH
- J GARDEN AT THE BOTTOM OF THE GALER STEPS



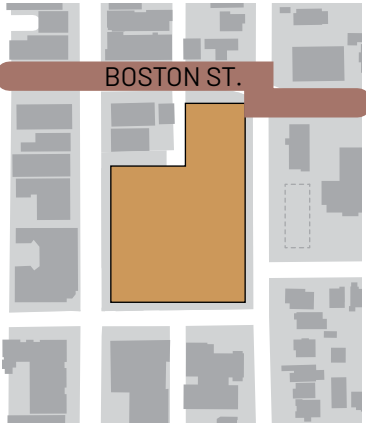
Homegrown + Picture Perfect Queen Anne Plantings



Storyville Coffee



Multi Family Housing at Boston St. and 1st Ave. N



Grappa / Orrapin Thai Cuisine / Ikiiki Sushi



Queen Anne Manor - Assisted Living

STREET CHARACTER STUDIES - 1ST AVENUE N



American Cancer Society



Single Family Residential Stoops Along 1st Ave. N



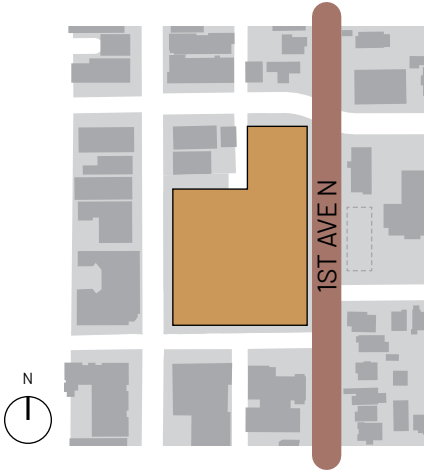
Proposed design for adjacent Arbor Place Apartments



R.O.W. Planting



Intersection at 1st Ave. N & Crockett St.



STREET CHARACTER STUDIES - CROCKETT STREET



Trader Joe's Garage Entrance



Queen Anne Baptist Church



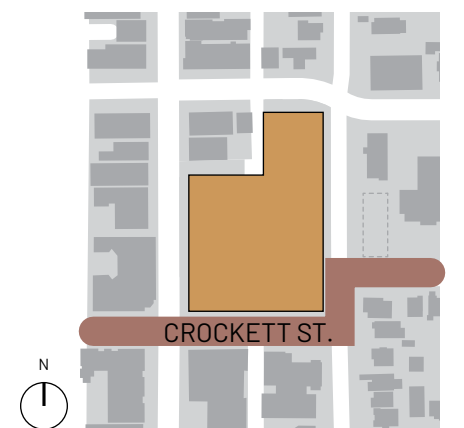
Union Bank



Queen Anne Farmer's Market



Menchie's - Corner of W. Crockett St. & Queen Anne Ave. N.



STREET CHARACTER STUDIES - QUEEN ANNE AVENUE N



Simple & Just



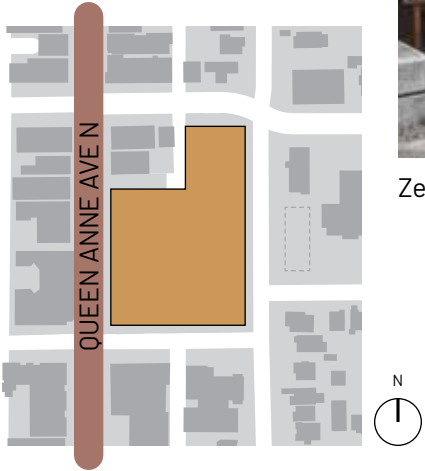
Mezcaleria Oaxaca



Queen Anne Book Company



Queen Anne Cafe



Zeeks Pizza



Cafe Ladro



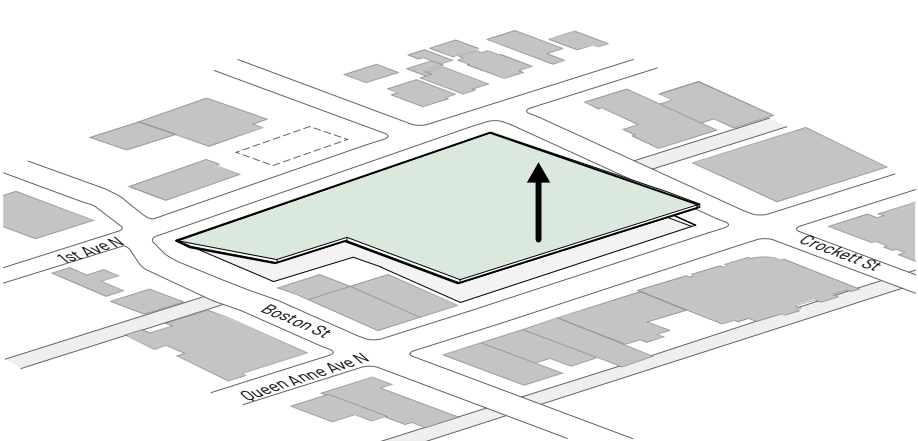
Hilltop Ale House



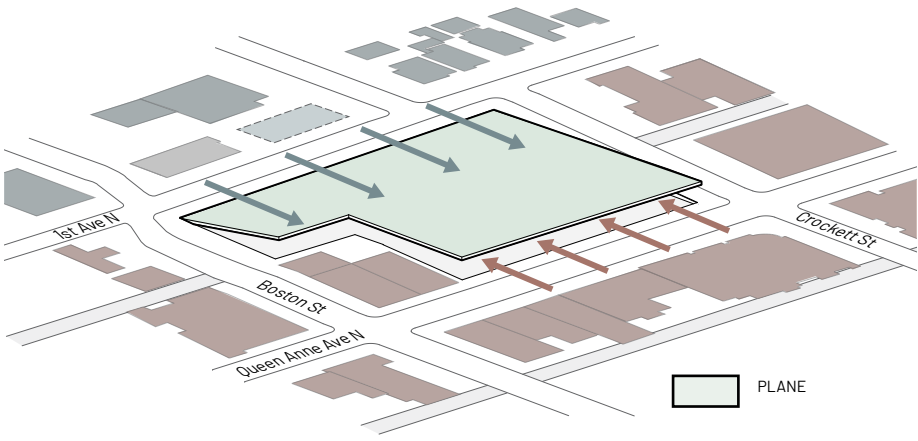
Mezcateria Oaxaca (El Mezcalito)

03 - EDG FEEDBACK

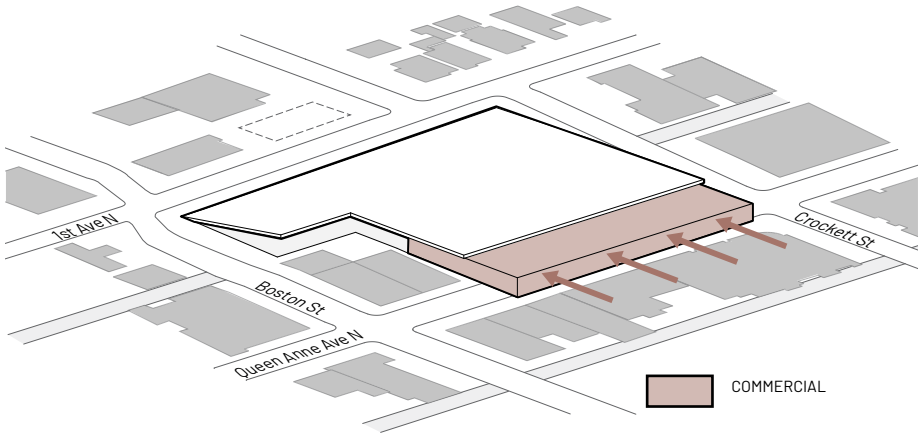
MASSING EVOLUTION IN RESPONSE TO SITE CONTEXT



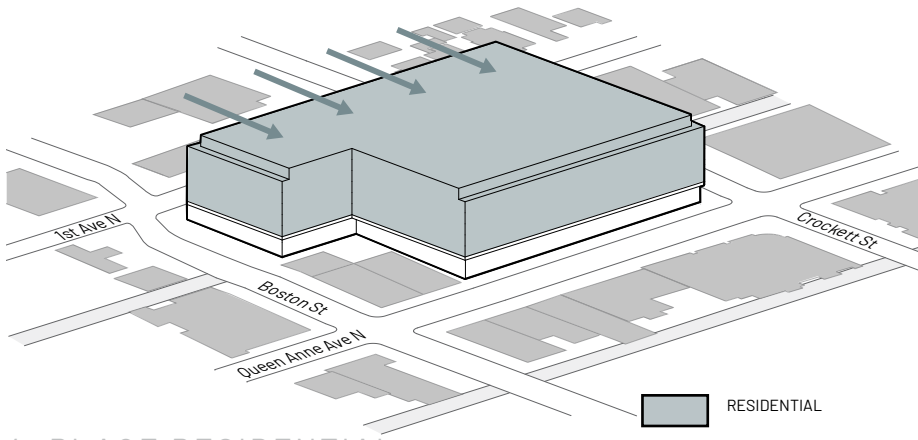
1. PEEL/LIFT GROUND PLANE



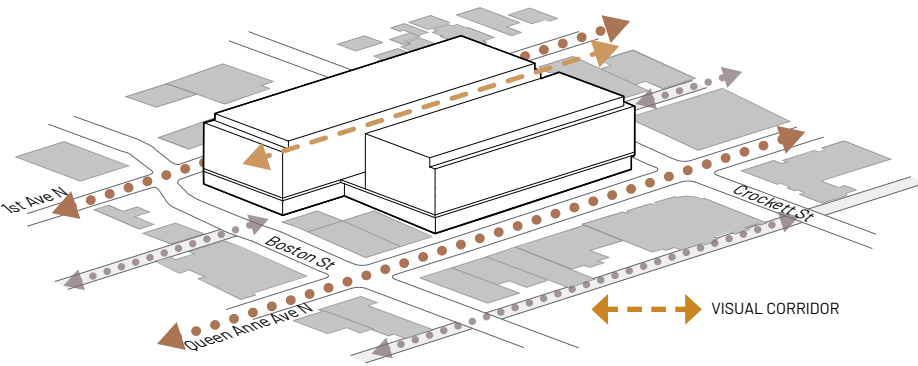
2. PROGRAM ADJACENCIES



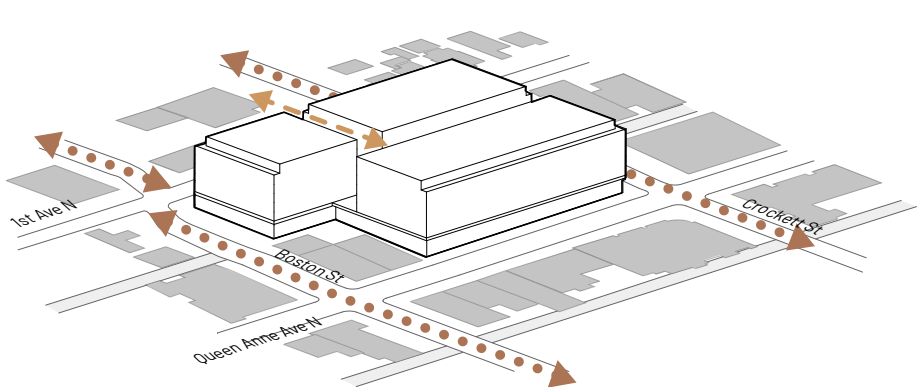
3. INSERT COMMERCIAL (SAFeway STORE)



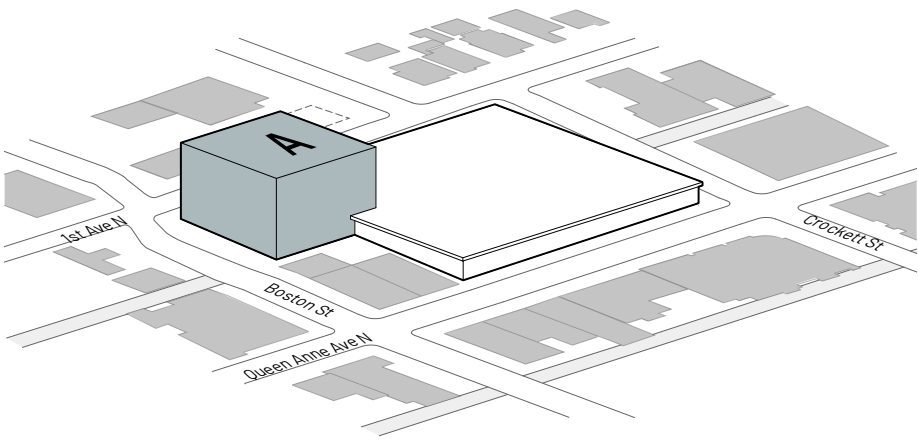
4. PLACE RESIDENTIAL



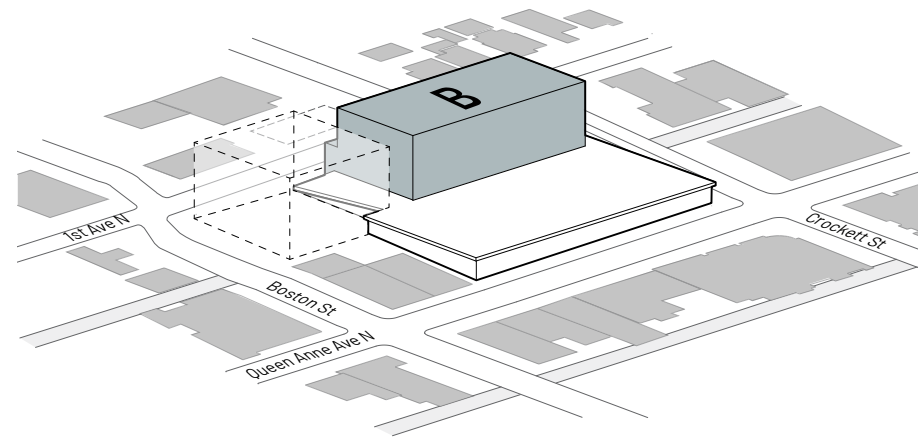
5. RESPONSE TO EXISTING NORTH/SOUTH STREETS AND ADJACENT ALLEYS



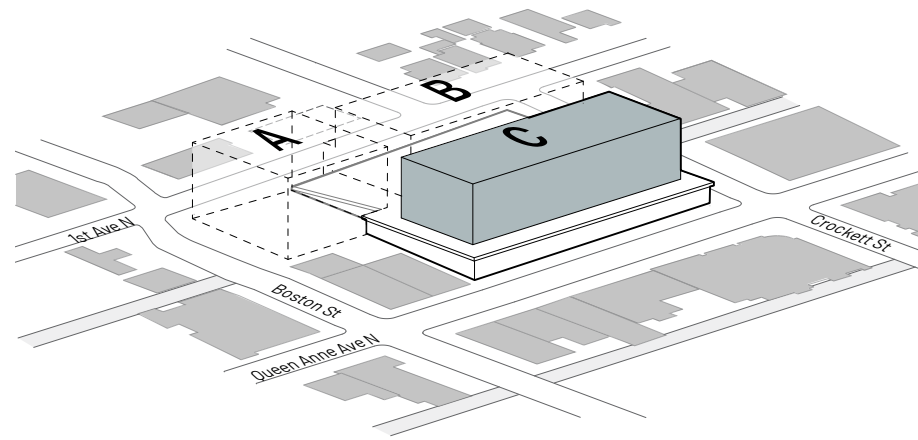
6. RESPONSE TO EXISTING OFFSET STREET GRID



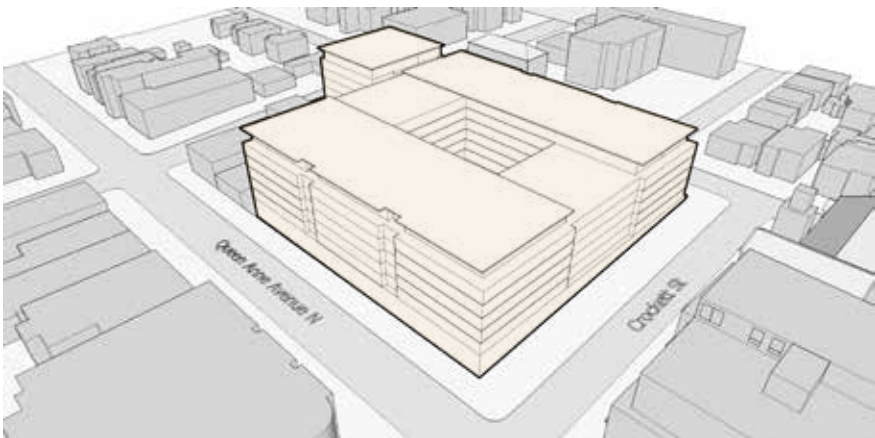
7. BUILDING A - INTERSECT PLANE



8. BUILDING B - PUSH DOWN PLANE



9. BUILDING C - SIT ON TOP OF PLANE



OPTION 1 - CODE COMPLIANT

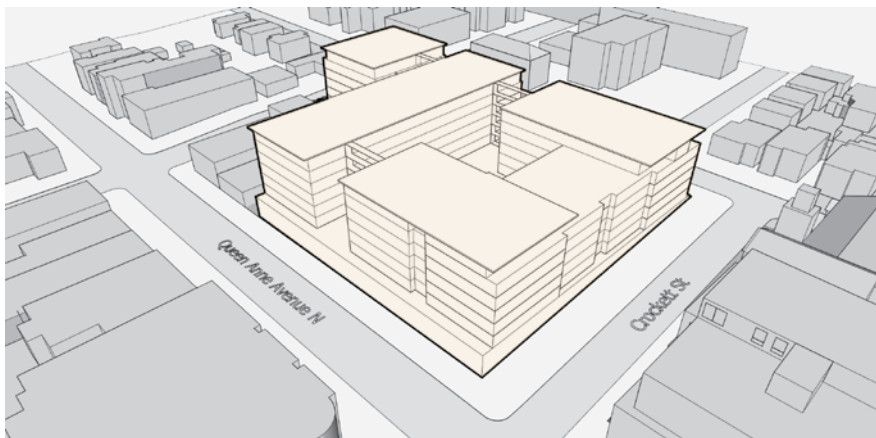
- UNIT COUNT = 410
- 581,400 GSF TOTAL
- 7 STORIES
- FAR: 5.35

PROS:

- NO DEPARTURES, CODE COMPLIANT SCHEME
- PROVIDES MAXIMUM NUMBER OF UNITS TO PROVIDE NEEDED HOUSING STOCK

CONS:

- MASSING HAS MINIMAL RESPONSE TO 4 FACADES
- PROVIDES NO RELIEF TO ADJACENT PROPERTIES



OPTION 2 - OPEN EAST-WEST

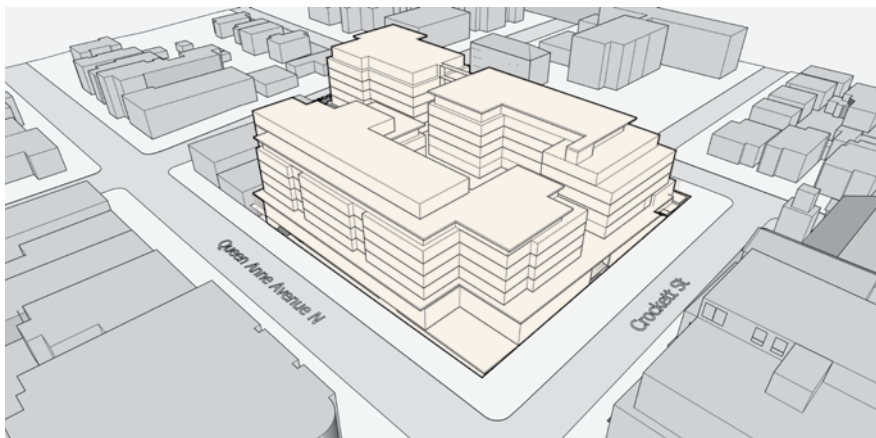
- UNIT COUNT = 350
- 532,800 GSF TOTAL
- 7 STORIES
- FAR: 4.74

PROS:

- MODULATION RESPONDS TO OFFSET GRID
- BREAKS DOWN MASSING
- PROVIDES MORE HOUSING

CONS:

- MODULATION PRIORITIZES OFFSET GRID BUT DOES NOT MODULATE ALONG CROCKETT
- LESS SETBACK PROVIDED ALONG CROCKETT STREET
- LOSE 48,600 SF OF RENTABLE SPACE AND 60 RESIDENTIAL UNITS



OPTION 3 - PREFERRED

- UNIT COUNT = 322
- 467,800 GSF TOTAL
- 6-7 STORIES
- FAR: 3.94

PROS:

- MASSING AND MODULATION SCALED TO RESPOND TO 4 STREET CHARACTERS, INCLUDING OFFSET GRID AND VISUAL EXTENSION OF THE ALLEY THROUGH THE SITE
- 8' SETBACK AT UPPER FLOORS ALONG QUEEN ANNE AVENUE
- 5' SETBACK AT STREET ALONG QUEEN ANNE AVENUE
- LARGE CORNER PLAZA

CONS:

- DEPARTURES NEEDED FOR PRINCIPAL PEDESTRIAN STREET MAX WIDTH AND DEPTH
- LOSS OF 113,600 SF AND 88 UNITS OF HOUSING

EDG MEETING 10/2/2019 - KEY BOARD COMMENTS

1 - Massing

- 1a **Massing schemes** - The Board unanimously supported Option 3, finding the upper level setbacks and three-part massing scheme to be effective strategies for mitigating the height, bulk and scale of this Large project.
- 1b **Massing concept** - The Board provided input suggesting the continuous expression of the first-floor plinth needed to be further developed on and asked the design team to develop a design that would break up and/or modulate the facade length to strengthen the three part massing concept and street-front design. (CS2-D. DC2-A)

2 - 1st Ave North

- 2a **Expression of massing break at street level** - The Board agreed that the central portion of 1st Avenue North (not shown in the packet) would be expected to meet the criteria identified for Crockett street, including the development of an active and engaging street scape and explorations of a street level expression of the upper level massing break. (CS2-II, DC4, CS3-1, PL3, CS3-II, DC2-I.ii)

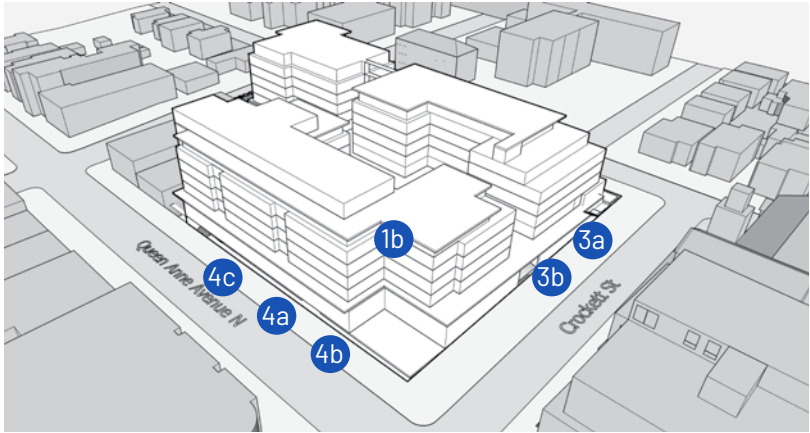
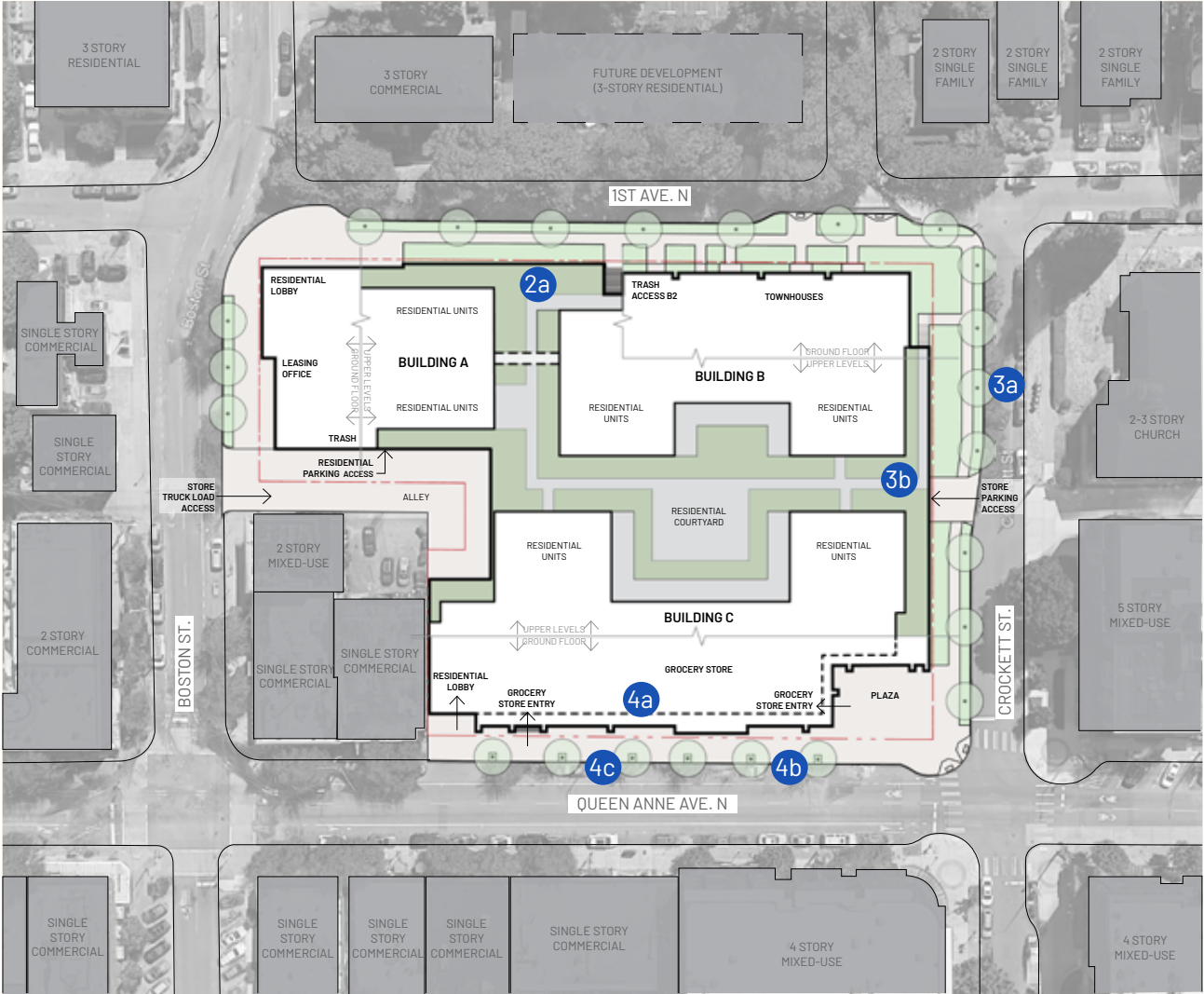
3 - Crockett St

- 3a **Pedestrian Experience** - The Board suggested the pedestrian experience along this well-used street needed to be addressed as the design evolved, identifying the blank wall condition and curb cut as design items to be addressed. The Board recommended the applicant to explore design options that would create greater levels of connectivity and engagement and opportunities for human interaction at this edge. (PL1-B, PL3, CS3-II, DC2-I.ii)
- 3b **Expression of massing break at street level** - The Board noted that the upper level massing break at this edge would seem to indicate a connection from the courtyard level to the street and as such presented a unique opportunity to clearly express the break in massing above the ground plane. The board asked the applicant to explore this possibility. (CS2-II, DC4, CS3-I, PL3, CS3-II, DC2-I.ii)

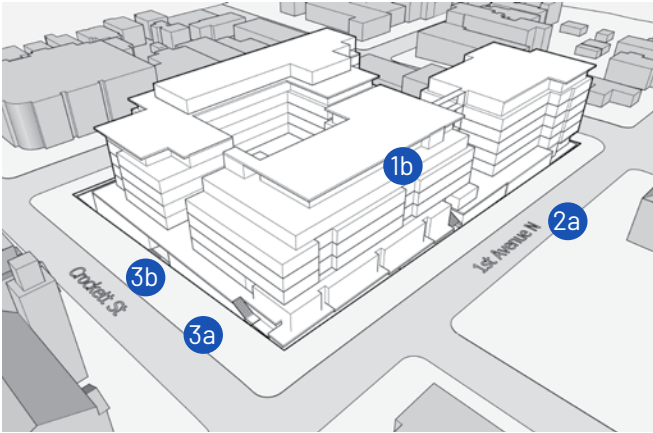
4 - Queen Anne Ave N

- 4a **Porosity and singularity of use at street level** - Echoing extensive public comment, the Board did not support this proposed configuration of uses and architectural expression, finding it unlikely to create an active and vibrant pedestrian environment. The Board expressed deep concern regarding the lack of porosity and singularity of the use and limited potential to foster human interaction (CS3-II.i, PL3-I.ii, PL3-C-1)
- 4b **Multiple entrances along the streetscape** - The Board agreed that a critical component in creating a vital urban environment that fosters human interaction was the porosity of the street edge. The board noted that extensive glazing could contribute to this but citing several unsuccessful recent examples, agreed that multiple additional entrances could likely be required along this extensive street front.
- 4c **Individual storefronts with diversity and scale** - The Board noted that the particular requirements of any proposed use of prospective tenant are outside Guideline criteria (and their expertise) and agreed that the street edge must be programmed and configured to meet the spirit of the Design Guidelines, particularly those for the Upper Queen Anne Neighborhood that call for individual storefronts with a diversity of scale and appearances. (PL3-I.ii, PL2-II)

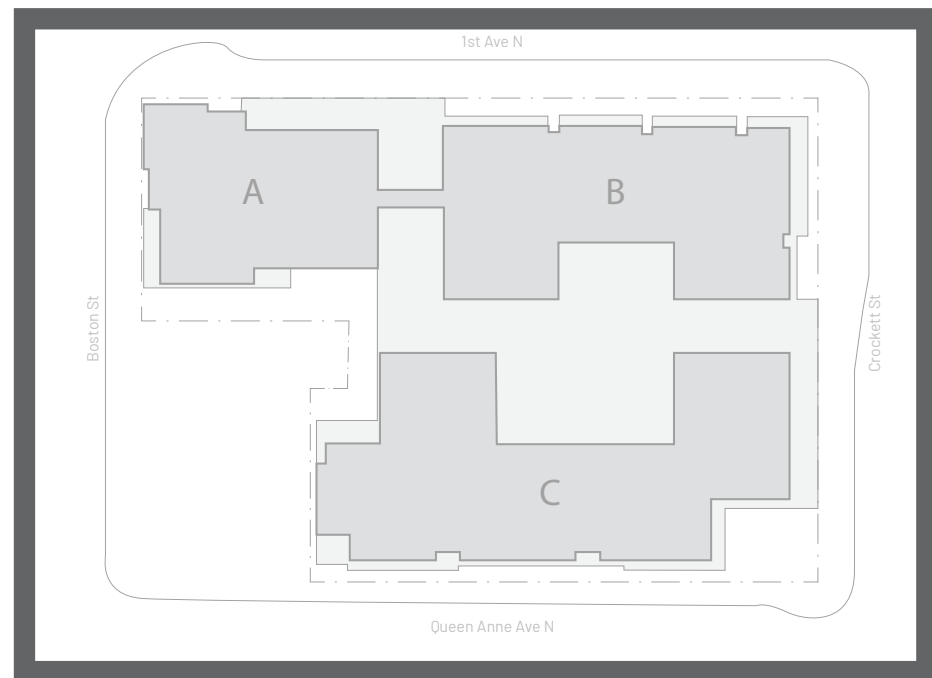
EDG PREFERRED MASSING OPTION 3 - SITE PLAN



Bird's Eye View from the Intersection of Queen Anne Ave N & Crockett St



Bird's Eye View from the Intersection of 1st Ave N & Crockett St



04 - EDG RESPONSE 1 - MASSING

1A - MASSING SCHEMES

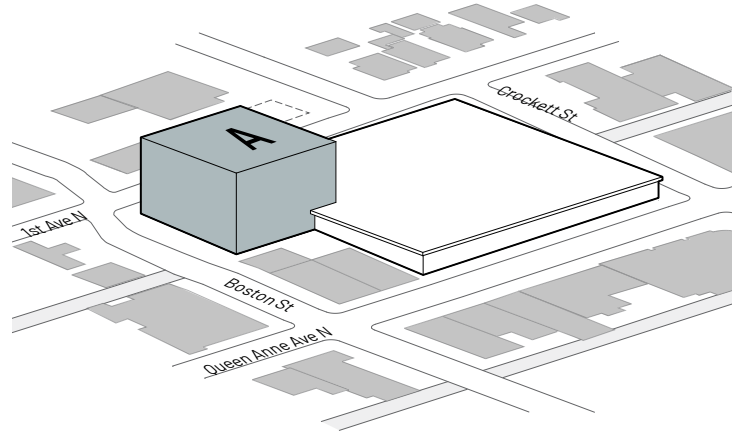
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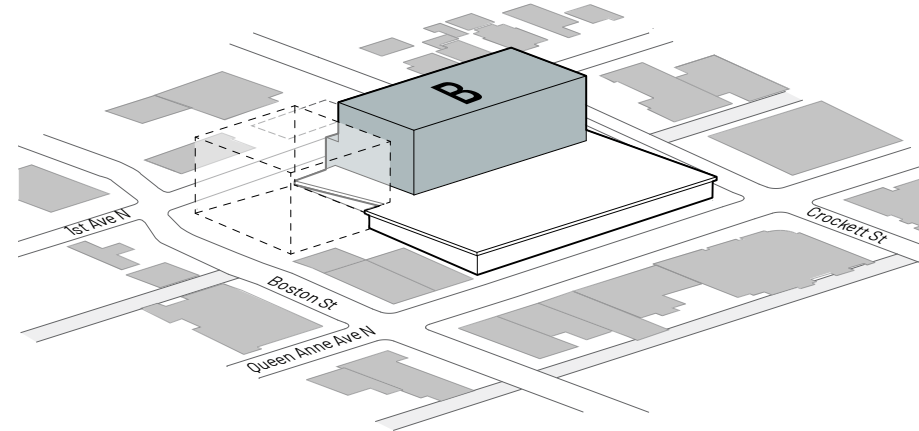
- 1b Massing concept** - The Board provided input suggesting the continuous expression of the first-floor plinth needed to be further developed on and asked the design team to develop a design that would break up and/or modulate the facade length to strengthen the three part massing concept and street-front design. (CS2-D. DC2-A)

Response:

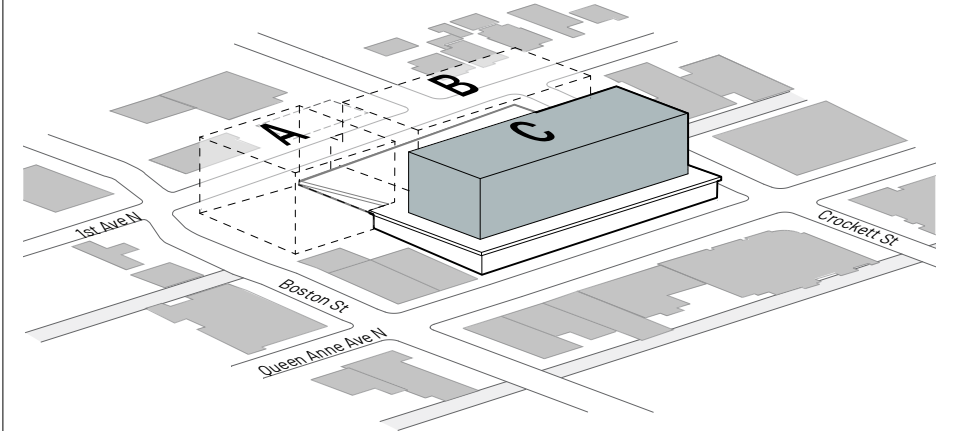
The first-floor plinth is used as an organizing principal to differentiate the 3 different upper residential buildings from the ground level store. As the architectural concept has advanced, the plinth is now more subtle. For example, Building C has the ground level brick expression to distinguish the store from the residential building above. As Building C turns the corner, the ground level brick terminates at a landscaped stair connection to grade. Building B ground level expression consists of brick townhouses as grade. At 1st Ave N, the brick townhouses terminate at a landscaped stair connection to grade. The plinth here is a colorful mural between Building A and B.



BUILDING A - INTERSECT PLANE



BUILDING B - PUSH DOWN PLANE

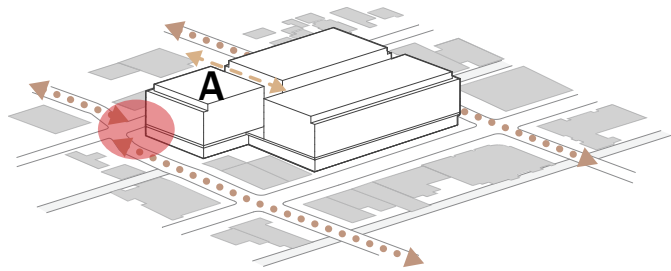


BUILDING C - SIT ON TOP OF PLANE



1B - BUILDING A MASSING CONCEPT DEVELOPMENT

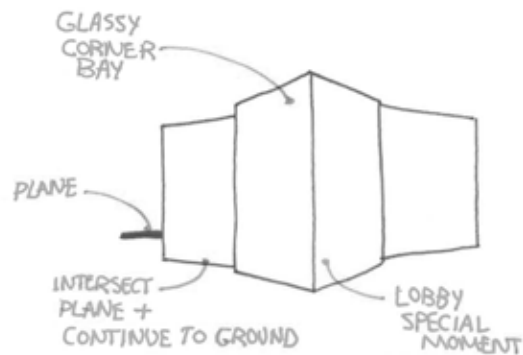
The neighborhood's offset street grid creates a prominent corner at 1st and Boston. Building A has vertical massing that comes down to the ground at the corner to respond to the prominent location. A glassy lobby at the corner contrasts with the residential bays above. The 4-Square style prominent in the neighborhood influences the bay expression at the upper floors.



Offset street grid and prominent corner



American Four Square House with upper bay expression informs Bldg A's upper residential bay on the corner.



Vertical corner expression is a strong building form that visually anchors the block (CS2 Corner Lots).



Corner bay expression (CS2)



Dark brick (DC4)



Corner Roof expression



Black Corner windows



Clean simple detailing, dark metal cladding with dark windows (DC4)



Building A massing expression at EDG



Building A massing refinement: vertical groupings for windows reinforce the strong corner expression



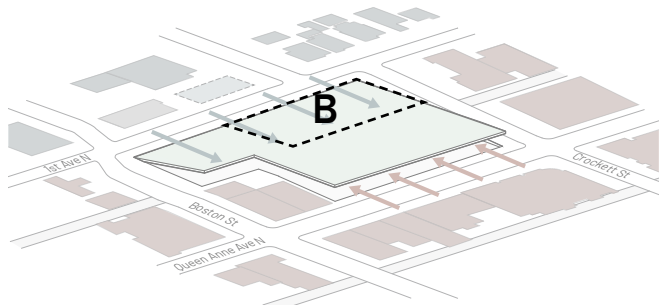
1B - NIGHT - BUILDING A MASSING CONCEPT - CORNER OF BOSTON ST & 1ST AVE





1B - BUILDING B MASSING CONCEPT DEVELOPMENT

Building B massing and character responds to the 1st Ave character of low rise brick buildings and residential homes on the southeast. The surrounding context informs the materials (brick at grade) and the significant setbacks to reinforce the low-rise character of the street.



1st Ave N context of residential use, offices, and a senior residential home



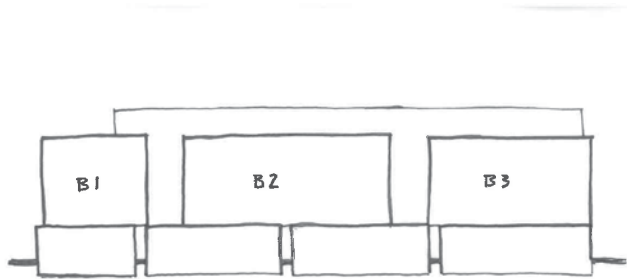
Ground level brick buildings



Building B materiality responds to the surrounding buildings (American Cancer Society Building)



Upper level massing defined by recessed slots



Building B ground level massing and rhythm



Punched openings in the brick at ground level and upper level organization of windows. Clean simple detailing (DC4)



Building B massing expression at EDG



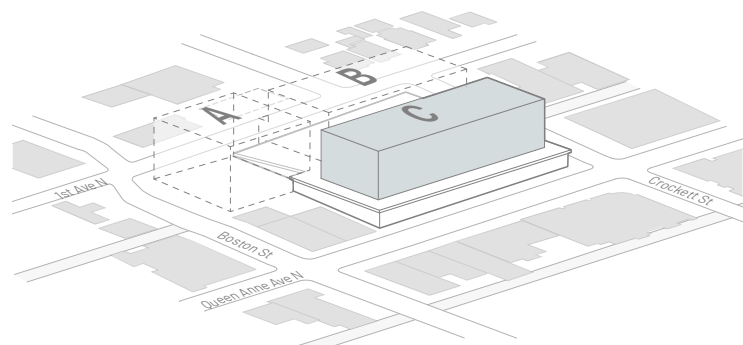
Building B massing refinement: strong ground level massing reinforced with individual openings at the units and upper residential massing forms are reinforced with vertical groupings for windows located at the corners

1B -BUILDING B MASSING CONCEPT - CROCKETT ST & 1ST AVE

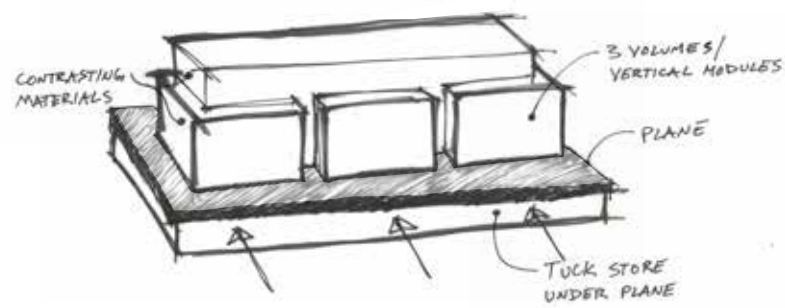


1B - BUILDING C MASSING CONCEPT DEVELOPMENT

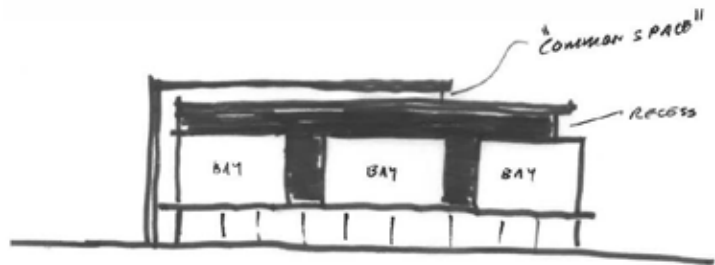
Building C massing and character responds to the Queen Anne Ave character of a well defined 1- to 2-story commercial brick buildings. The massing is defined by a strong base that relates to the existing retail context. Above this base, the residential is set back to respect the retail character. A plaza at the southwest corner creates a strong corner response.



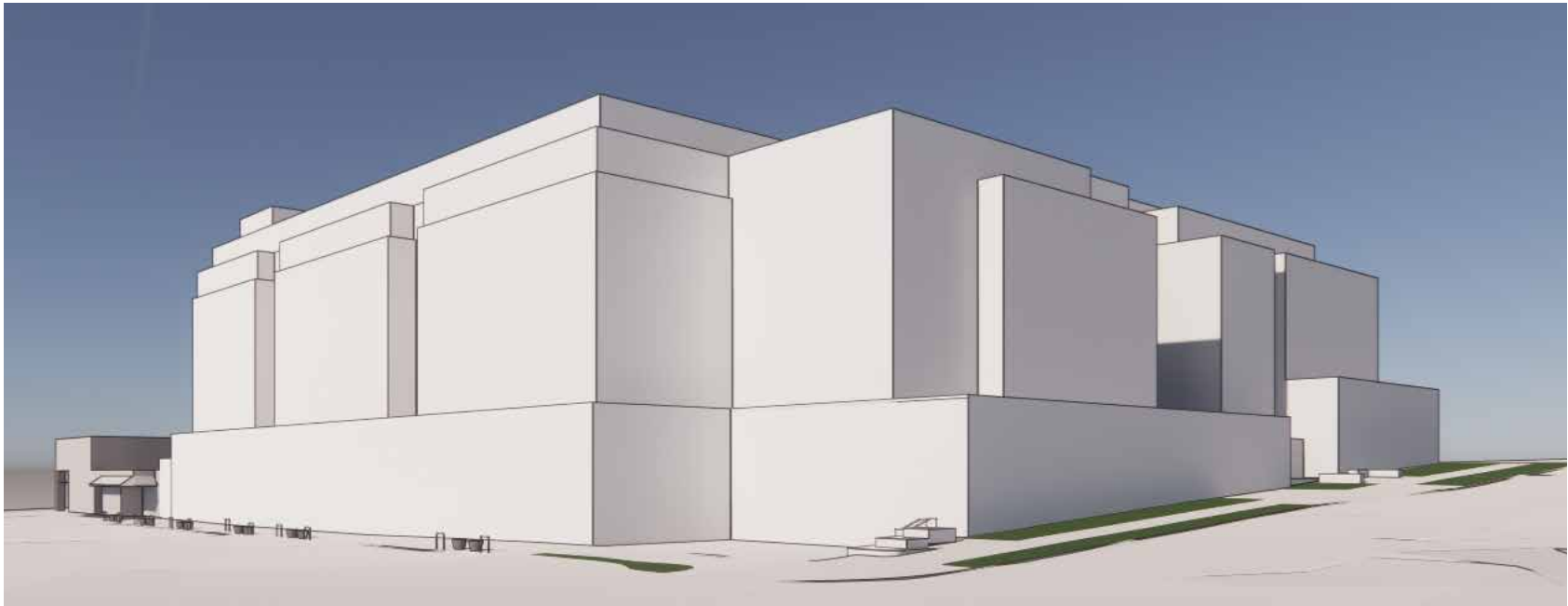
Bldg C upper building sits on a plinth



Bldg C upper massing erodes further and is modulated



A recessed vertical element connects the lobby to the upper floors



Building C massing expression at EDG



Building C massing refinement: the plinth evolves as a brick base with retail bays. On the upper floors, a corner element with punched openings contrasts with brick bays with metal infill.

1B - BUILDING C MASSING CONCEPT DEVELOPMENT



Upper massing and base, retail bay rhythm Brick Frame



Storefront at Retail Bays



Existing context - Corner volume

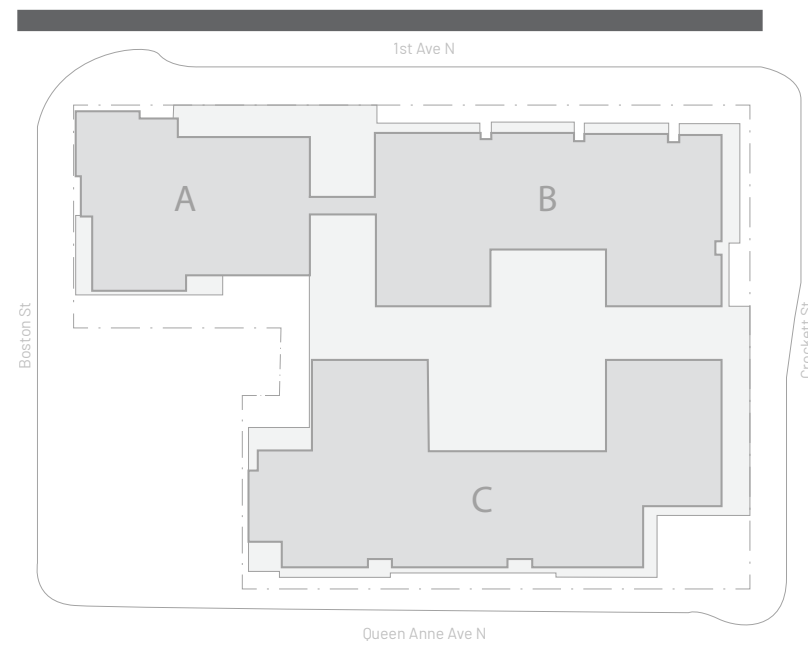


Existing context - Corner volume



1B - BUILDING C MASSING - QUEEN ANNE AVE N & CROCKETT ST





05 - EDG RESPONSE 2 - 1ST AVE N

2A – 1ST AVE N – EXPRESSION OF MASSING BREAK AT STREET LEVEL

2a Expression of massing break at street level - The Board agreed that the central portion of 1st Avenue North (not shown in the packet) would be expected to meet the criteria identified for Crockett street, including the development of an active and engaging street scape and explorations of a street level expression of the upper level massing break. (CS2-II, DC4, CS3-1, PL3, CS3-II, DC2-I.ii)

Response:

The residential unit entries along 1st Avenue North have been developed further to respond to surrounding context by incorporating the stoop character of the single-family homes along 1st Avenue. A landscaped stair connection from the Level 2 courtyard to grade reinforces the break between Buildings A and B which provides an opportunity for residents to enter and exit the courtyard as they embark upon a walk and activate the activity on the sidewalk. The primary residential entry lobby is located at the corner of 1st and Boston, with the entry off Boston. There will be much activity visible within and increases transparency of the lobby providing a welcoming carved entryway to the building.





A landscaped stair connection from the Level 2 courtyard to grade provides both code-required exiting and an opportunity for residents to enter and exit the courtyard as they embark upon a walk and creates activity on the sidewalk.

A vibrant mural is proposed at the courtyard stairs and in front of the store loading area to provide visual interest and enhance the landscaped area. The renderings show an example using Mikalene Thomas' landscape scenes.

These elements respond to the following QA design guidelines:

- (1) CS3 Streetscape Improvement to enhance pedestrian experience
- (2) DC3 Open space Concept - Art in pedestrian environment is encouraged whenever possible
- (3) DC1 Project Uses & Activities - screen utility areas

Please also refer to Departure Request #1 for transparency at nonresidential uses (Pages 100-101).



Art by John Wakuda



Art by Mikalene Thomas

2A - BUILDING B - STOOPS ALONG 1ST AVE - ACTIVE & ENGAGING STREETScape



2A - SECTION - BUILDING B - STOOPS ALONG 1ST AVE - ACTIVE & ENGAGING STREETScape



BOSTON ST - BUILDING A LOBBY - ACTIVE & ENGAGING STREETScape



Sense of entry at the main residential lobby : (1) large canopy that extends out and wood front door
(2) blackened steel frame emphasizes the glassy corner.

Enhanced pedestrian experience along Boston with an art bench for the public to use and an art screen along the facade that provides visual depth and interest. The screen will allow light and air into the mail room and residential package room while providing more visual interest, provide visual privacy & security and avoid blinds being drawn.

- These elements respond to the following QA design guidelines:
- (1) CS3 Streetscape Improvement to enhance pedestrian experience
 - (2) DC3 Open space Concept - Art in pedestrian environment is encouraged whenever possible



Example of art bench - "Spring Bench"
by Derek Secor Davis



Example of art screen with glass behind
- Victoria Center, Bucharest, Romania by
PZP Arhitectura



For the alley, festival lights and several art murals are proposed to enhance the experience for drivers accessing the parking garage (commercial and residential). Trash and service areas are located within the building.

These design elements respond to QA Design Guideline DC1 Project Uses & Activities.



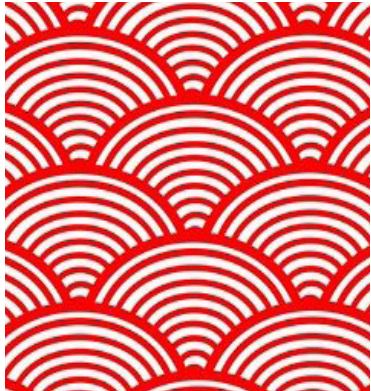
Example of festival string lights



Example of linear light at art mural

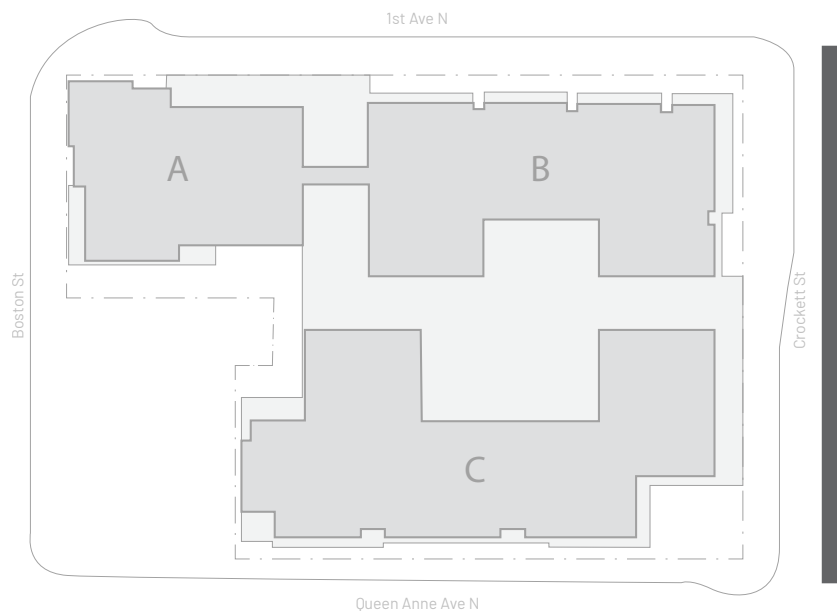


Dairy Block in Denver



Alley mural art - can be more free-form, extend over grilles and utility doors and could incorporate a graphic pattern

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06 - EDG RESPONSE 3 - CROCKETT ST

3 – CROCKETT ST

- 3a

Pedestrian Experience - The Board suggested the pedestrian experience along this well-used street needed to be addressed as the design evolved, identifying the blank wall condition and curb cut as design items to be addressed. The Board recommended the applicant to explore design options that would create greater levels of connectivity and engagement and opportunities for human interaction at this edge. (PL1-B, PL3, CS3-II, DC2-I.ii)
- 3b

Expression of massing break at street level - The Board noted that the upper level massing break at this edge would seem to indicate a connection from the courtyard level to the street and as such presented a unique opportunity to clearly express the break in massing above the ground plane. The board asked the applicant to explore this possibility. (CS2-II, DC4, CS3-I, PL3, CS3-II, DC2-I.ii)

Response:

The courtyard stair has now shifted away from 1st Ave N to occur between Building B and C. This shift provided space to add an additional unit with a balcony, enhancing the residential character of this corner as requested by the neighborhood. The landscaped stair area has been enhanced by landscaping with a small open plaza providing a lush visual break for pedestrians with benches added for public sitting. At Building C, robust landscaping and transom glazing were added to provide both visual interest, and views into the deli prep area while simultaneously adding light into the deli seating area.





DELI PREP AREA

DELI

3A - CROCKETT ST PEDESTRIAN SCALE - UNIT SECTION



3B - CROCKETT ST MASSING BREAK EXPRESSION AT GRADE - COURTYARD STAIRS



Example of proposed stair lighting



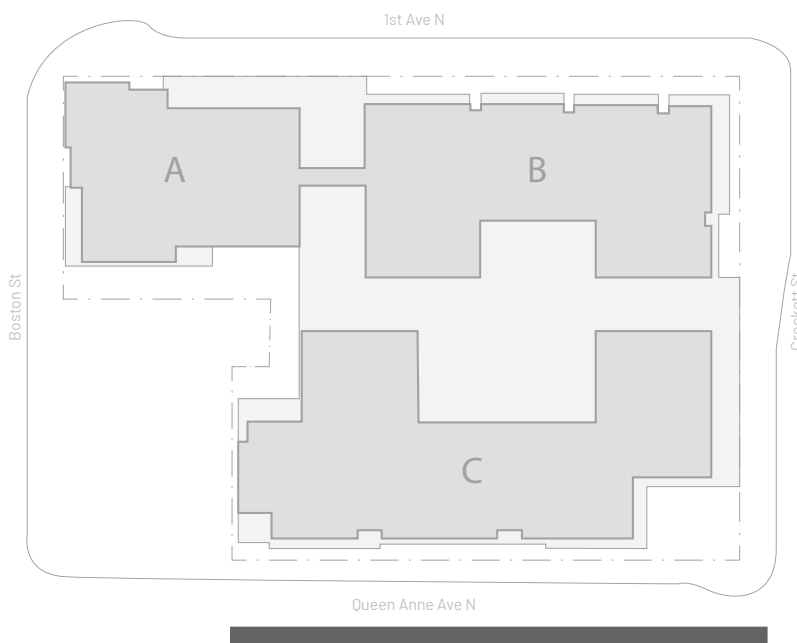
At the top of the stairs an art gate is proposed. The example shown is by Juan Alonso.



Example of railings

Courtyard stairs to Crockett St R.O.W. - The landscaped stair area has been enhanced by landscaping with a small open plaza providing a lush visual break for pedestrians with benches added for public sitting.

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07 - EDG RESPONSE 4 - QUEEN ANNE AVE N

4A - POROSITY & SINGULARITY OF USE AT STREET LEVEL - QUEEN ANNE FRONTAGE



Bay - Residential Lobby Entry

Bay - Store stair exit with door @ side

Bay - Floral kiosk with order window

Bay - Secondary Grocer entry with glazing
differentiating separate use

Bay - Starbucks coffee shop seating area - includes
operable windows and interior & exterior seating areas,
also includes a wood deck slightly elevated from the
sidewalk

4a Porosity and singularity of use at street level - Echoing extensive public comment, the Board did not support this proposed configuration of uses and architectural expression, finding it unlikely to create an active and vibrant pedestrian environment. The Board expressed deep concern regarding the lack of porosity and singularity of the use and limited potential to foster human interaction (CS3-II.i, PL3-I.ii, PL3-C-1)

Response:

In response to community and EDG board comments, there are now several doors and operable windows to provide multiple opportunities for pedestrian and shopper interaction with the retail uses along the sidewalks. The number of openings and transparency will create a lively street front that provides an activated storefronts along Queen Anne Ave as requested.

The building modulation includes setbacks of up to 5 ft. from the property line to provide for and encourage pedestrian seating with overhead weather protection. The large corner plaza at the south side of the building provides yet another opportunity to provide public gathering space along the street frontage by providing public seating, landscaping, art, and direct access to the new deli as well to as the opportunity order from the window and sit outside – all to encourage people to come and site and serve as a community gathering space.

4A - POROSITY & SINGULARITY OF USE AT STREET LEVEL - QUEEN ANNE FRONTAGE



Bay - Starbucks coffee shop with pass-through window for outdoor coffee orders and a sitting counter with operable windows opening the space to the outside.

Bay - Another store entry and Stairs. Door for direct access to coffee shop. Leaning Rail for bus stop included and opportunity for ornamental metal screen to provide more visual interest. Stairs in this location are required for customer access and visual theft control in front of checkstands.

Bay - Public plaza / Deli . A deli at the back end of the plaza has a deli order window and separate entrance. Plaza includes a kid's play area, a variety of seating options for both deli customers and the public, overhead covering as well as the main grocer entrance. Several built-in seating options with lush landscaping and art trees that will be lit when dark.

4B - MULTIPLE ENTRANCES ALONG THE QUEEN ANNE FRONTAGE

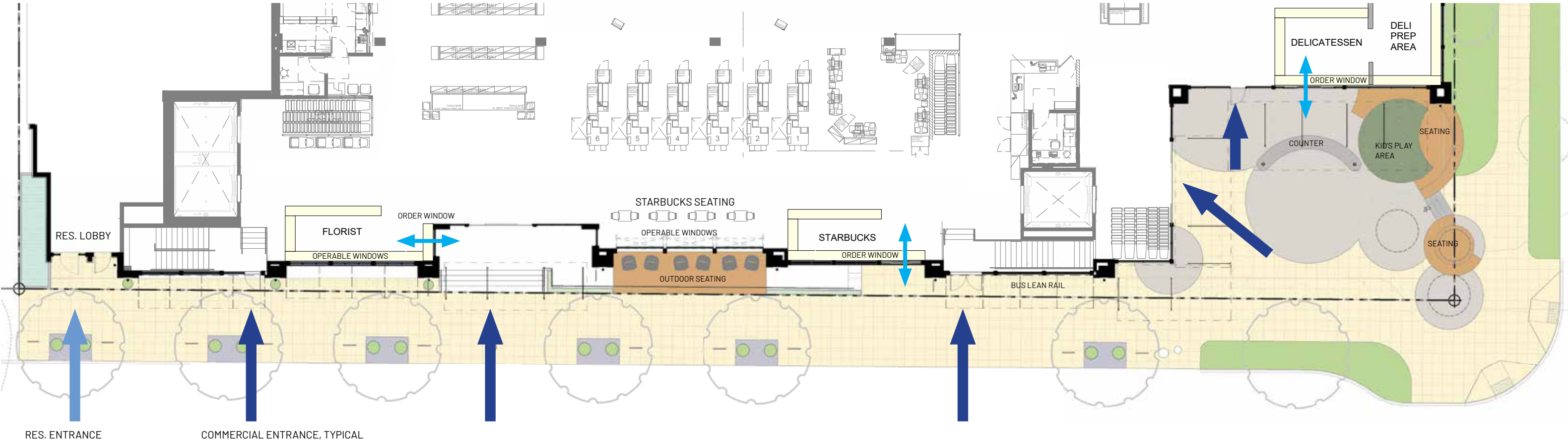
4b Multiple entrances along the streetscape - The Board agreed that a critical component in creating a vital urban environment that fosters human interaction was the porosity of the street edge. The board noted that extensive glazing could contribute to this but citing several unsuccessful recent examples, agreed that multiple additional entrances could likely be required along this extensive street front.

Response:

In response to community and EDG board comments, there are now 4 doors and 3 walk-up counters on the Queen Anne frontage to provide multiple opportunities for pedestrian and shopper interaction with the retail uses along the sidewalks.



RES. LOBBY GROCER ENTRANCE FLORAL KIOSK FLORAL WINDOW + GROCER ENTRANCE STARBUCKS SEATING STARBUCKS ORDER GROCER ENTRANCE + BUS STOP MAIN GROCER ENTRANCE + DELI + PLAZA



RES. ENTRANCE COMMERCIAL ENTRANCE, TYPICAL

4C - INDIVIDUAL STOREFRONTS WITH DIVERSITY & SCALE - QUEEN ANNE FRONTAGE CONTEXT

4b Individual storefronts with diversity and scale - The Board noted that the particular requirements of any proposed use of prospective tenant are outside Guideline criteria (and their expertise) and agreed that the street edge must be programmed and configured to meet the spirit of the Design Guidelines, particularly those for the Upper Queen Anne Neighborhood that call for individual storefronts with a diversity of scale and appearances. (PL3-I.ii, PL2-II)

Response:

The applicant looked to the existing context and Queen Anne Design Guideline CS3-II.i Architectural Context to inform the Queen Anne Street level character development for this building. The design team studied the existing Queen Anne Ave context for cues on bay size, glazing, materials, canopy expression and signage expression. The proposed design reflects the individual storefronts at varying scales as recommended by QA Design Guidelines CS3-II.i, PL3-I.ii and PL2-II. The following pages show the studies and proposed architectural response at a fine-grain level as recommended by the Design Guidelines.



1- Queen Anne Ave looking west
Across from Site



2- Queen Anne Ave looking west
North of site



3-Boston St. looking north
Across from site

4C - NEIGHBORHOOD COMMERCIAL FACADE STUDY - QUEEN ANNE AVE. LOOKING WEST - ACROSS FROM SITE

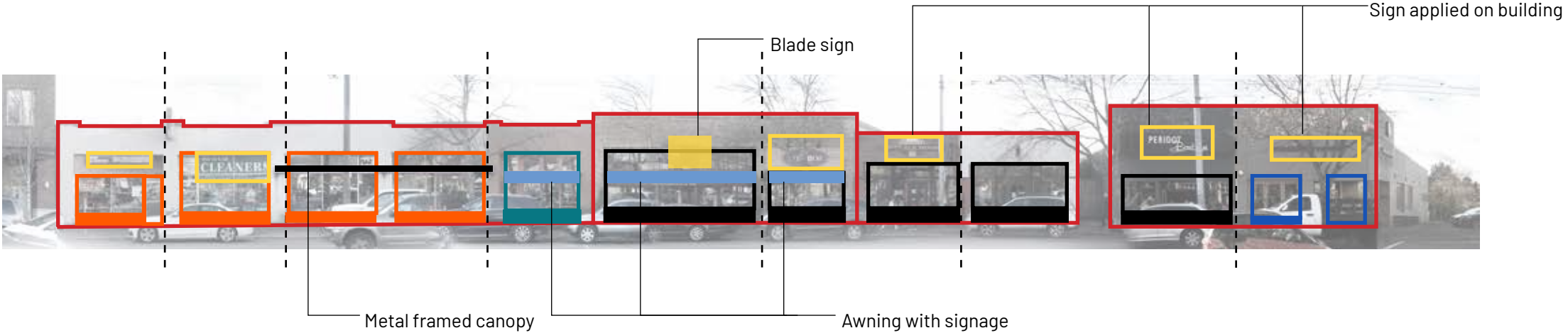
Bays + Retail Spaces + Parapet Heights



Material + Color Variation



Canopy + Signage Variation



4C - NEIGHBORHOOD COMMERCIAL FACADE STUDY - QUEEN ANNE AVE. LOOKING WEST - NORTH OF SITE

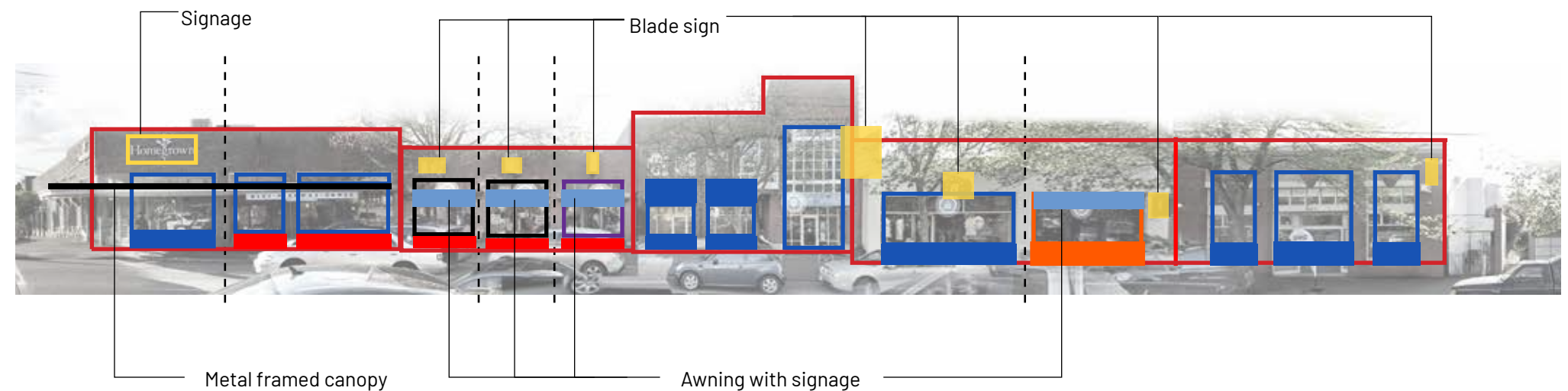
Bays + Retail Spaces + Parapet Heights



Material + Color Variation



Canopy + Signage Variation

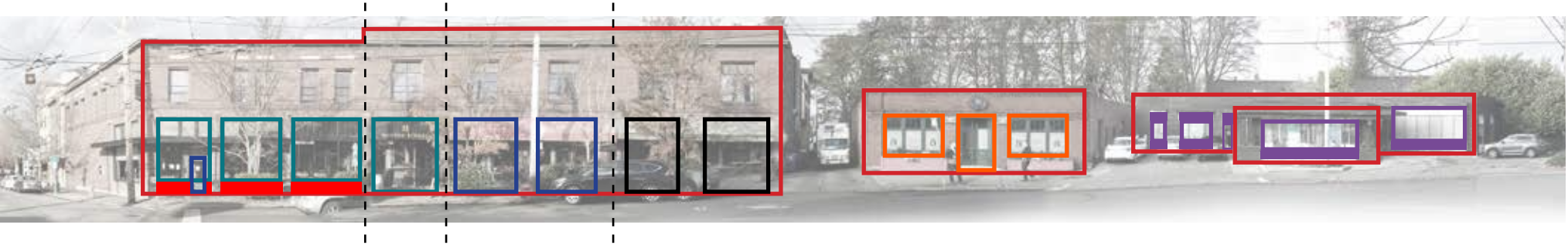


4C - NEIGHBORHOOD COMMERCIAL FACADE STUDY - BOSTON ST. LOOKING NORTH - ACROSS FROM SITE

Bays + Retail Spaces + Parapet Heights



Material + Color Variation



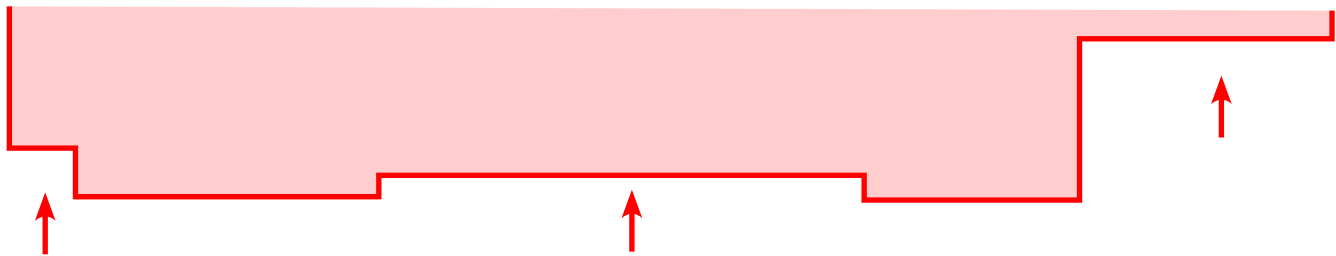
Canopy + Signage Variation



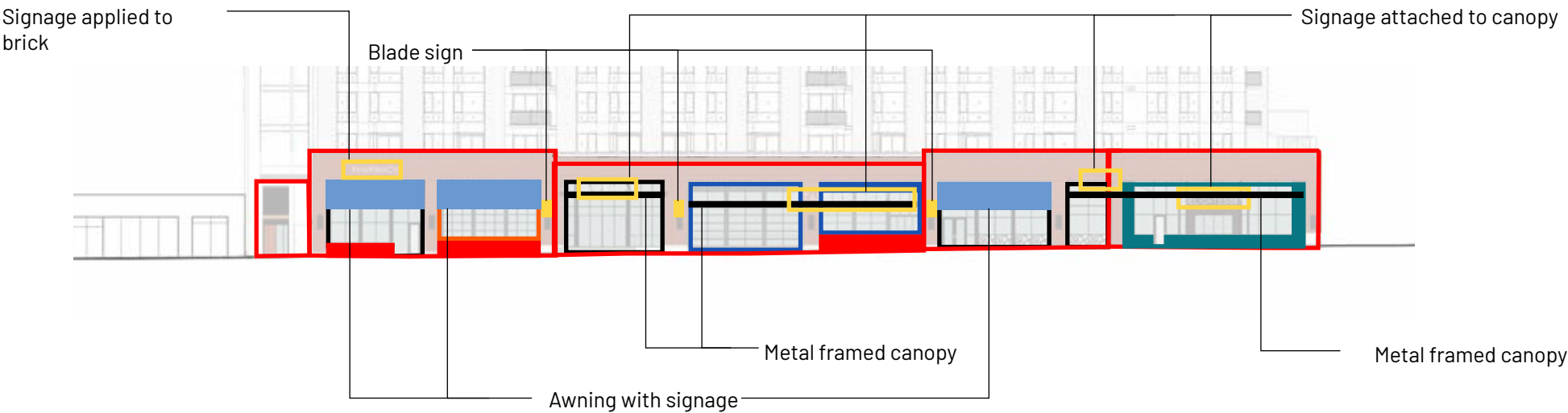
4C - PROPOSED QUEEN ANNE FRONTAGE



Bays + Retail Spaces + Parapet Heights



Material + Color Variation



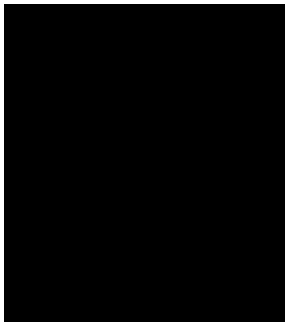
Canopy + Signage Variation

4C- STOREFRONT DESIGN - PLAZA & DELI





Deli- Wood-look Panel
Finish: Mocha



Deli Storefront
Finish: black

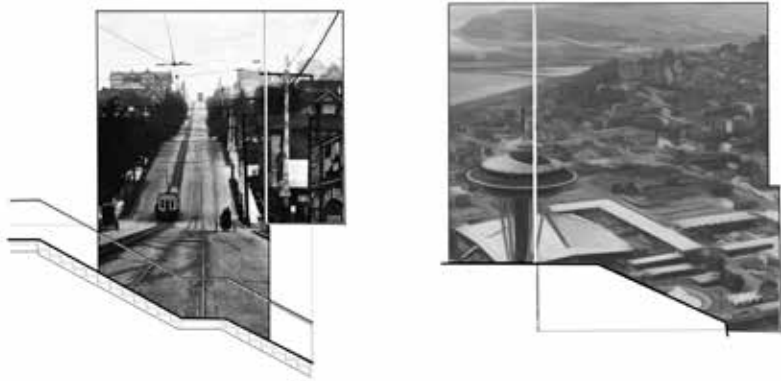


Example - Safeway signage at main store entry



Example - Deli counter

4C - STOREFRONT DESIGN - STAIR EXIT AND BUS STOP



Example of potential wall murals to depict history of Queen Anne neighborhood to be applied to stair walls



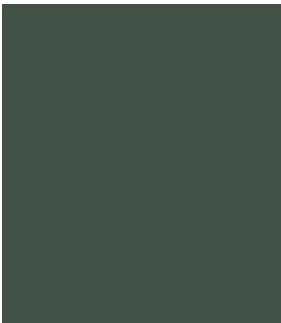
Awning to respond to immediate context



Decorative Metal Screen
Finish: Black



Metal Awning
Finish: Red



Starbucks Storefront
Finish: Green



Starbucks Tile
Finish: Silver Gray



Wood-look Canopy and Deck
Finish: Table Walnut



Example of an exterior
order window



Inspiration: Original Starbucks storefront in
Pike Place Market

The two Starbucks bays create a small retail feel with a coffee to-go window and La Cantina windows that allow a strong connection between the inside store and the pedestrians outside. Wood deck and wood trellis-like canopy provides a feeling of a public front porch while protecting users from the elements.

4C - VIGNETTE - RETAIL CHARACTER LOOKING SOUTH





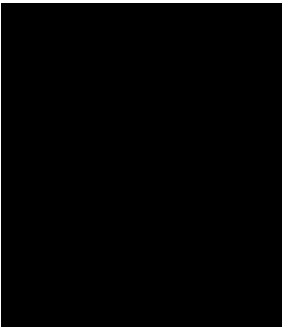
4C - STOREFRONT DESIGN - STORE ENTRANCE



Glassy and transparent store entry



Metal frame canopy with wood soffit. Canopy raised to signify entry



Storefront
Finish: Black



Stained Wood Soffit
Finish: Red



Potential for playful and engaging floral display



Playful awning

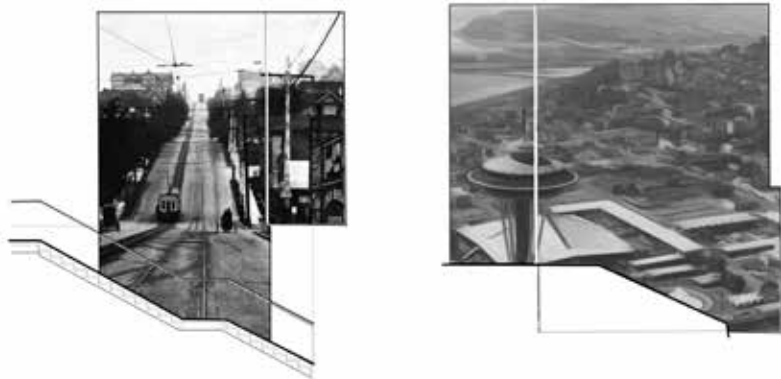


Florist Storefront
Finish: Blue



Florist Bay Tile
Finish: Medium Gray





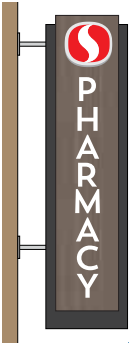
Example of potential wall murals to depict history of Queen Anne neighborhood to be applied to stair walls



Metal Awning
Finish: Red



Florist Bay Tile
Finish: Medium Gray



Pharmacy signage attached to
brick

4C - SECTION THROUGH FLORAL KIOSK



4C - QUEEN ANNE FRONTAGE - BRICK DETAILS

Brick details proposed for the Queen Anne ground level streetscape respond to Queen Anne Design Guideline CS3-II.i with a pronounced cornice and brick detailing to reinforce the fine grain detail in the neighborhood commercial area.

- 1- Black metal coping
- 2- Double soldier course cornice
- 3- Double soldier course lintel
- 4- Lighting sconce and recessed soldier brick detailing



Up-down light sconce



Inca brick



Example - Recessed soldier course at light fixture



Neighborhood context - Simple & Just Queen Anne - soldier course detailing



Double soldier course detailing examples

4C - QUEEN ANNE RESIDENTIAL LOBBY ENTRY



Building C lobby entry is set back from the street to introduce a break at the facade, and strengthen the change of use from commercial use to residential lobby entry. The ground level massing at the lobby relates to the adjacent existing building scale and is developed as an infill building along the streetfront. The canopy and wood door creates a sense of arrival for the residents. This lobby will function as a convenience lobby for the Building C residents. The main lobby on Building A will include mail, leasing offices and other resident amenities. The lobby will be clad with a light-colored Equitone panel that ties the lobby to the upper residential floors. An infill panel in Citadel contrasts with the Equitone to give the lobby a clean, simple look.

- The lobby design responds to the following QA design guidelines:
- (1) CS3 Streetscape Improvement to enhance pedestrian experience and streetscape compatibility
 - (2) DC2 - Human Scale at the pedestrian level
 - (3) DC4 Exterior Elements & Finishes - High-quality cladding materials

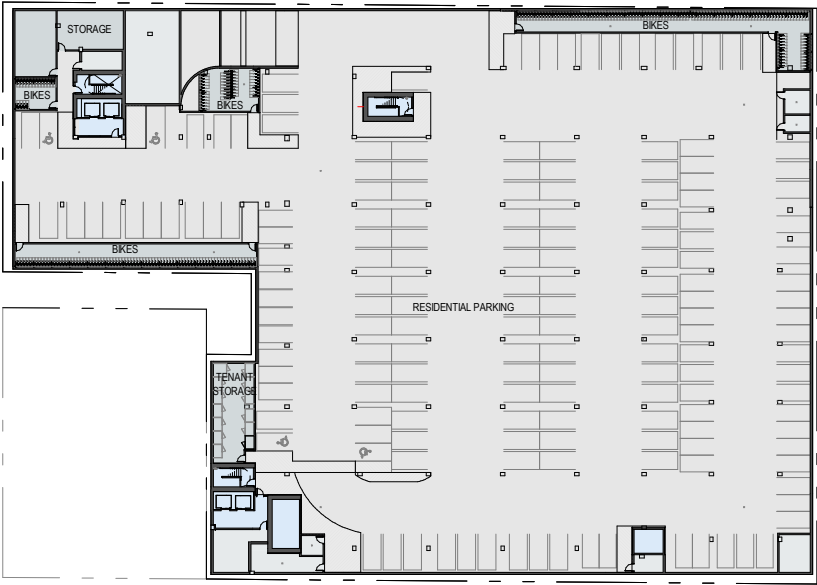
08 – PLANS, SECTIONS, ELEVATIONS, MATERIALS

SITE PLAN

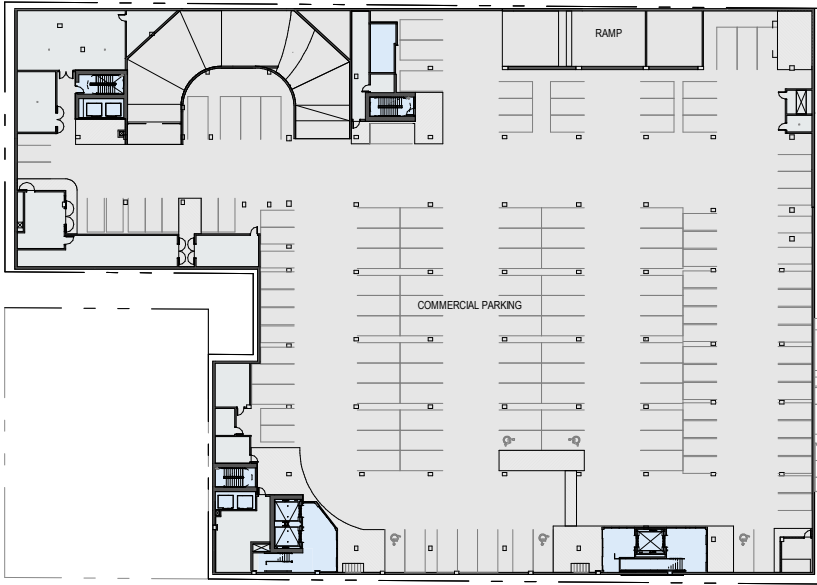


BUILDING PLANS

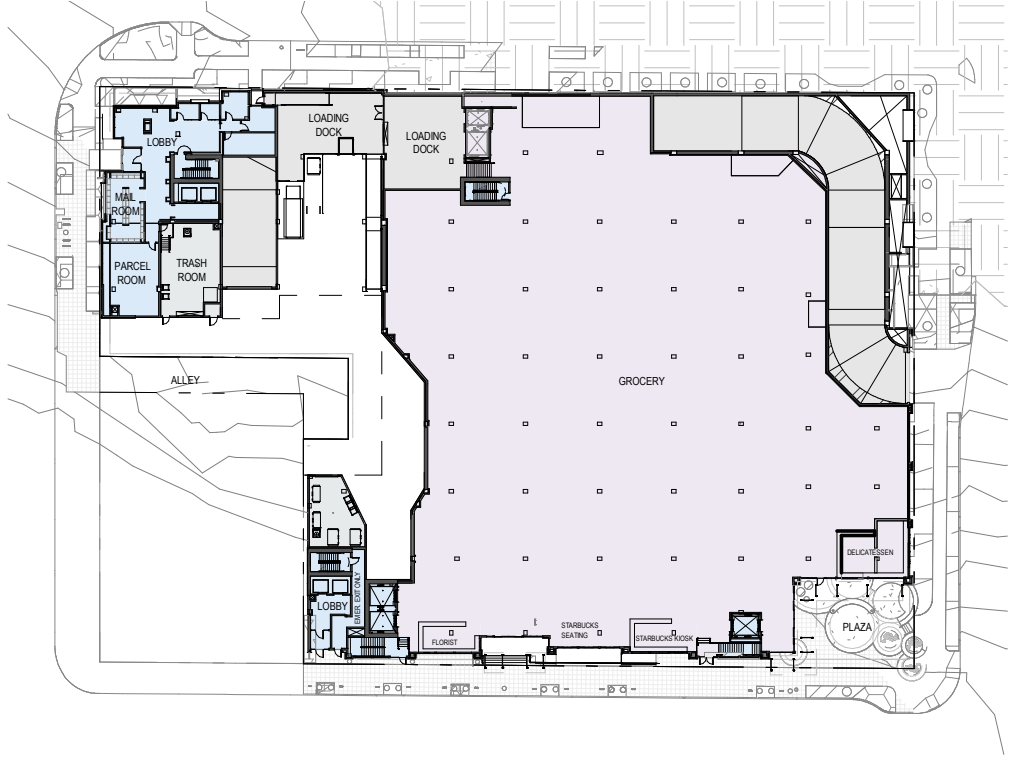
LEVEL P2



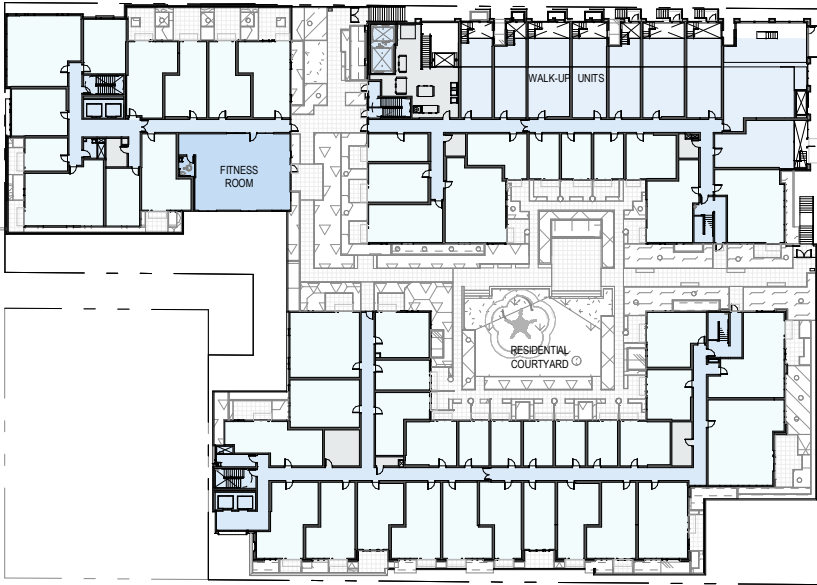
LEVEL P1



LEVEL 1

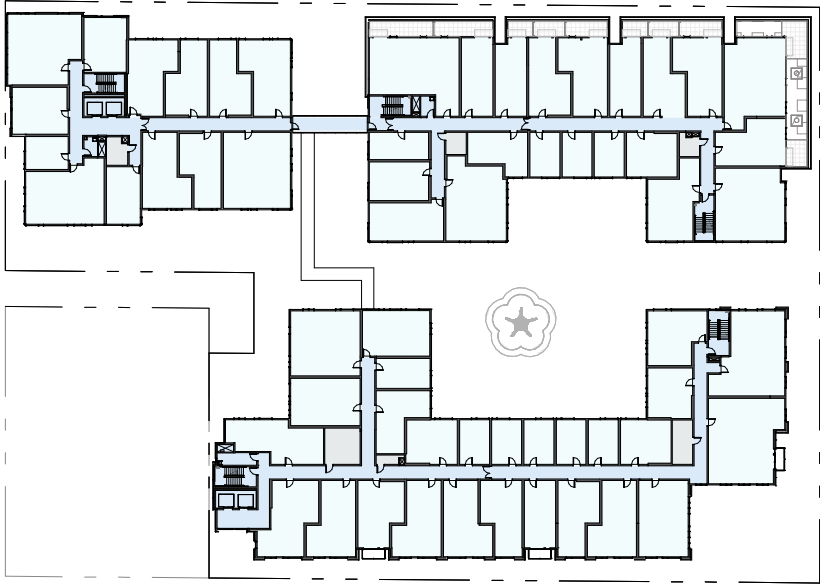


LEVEL 2

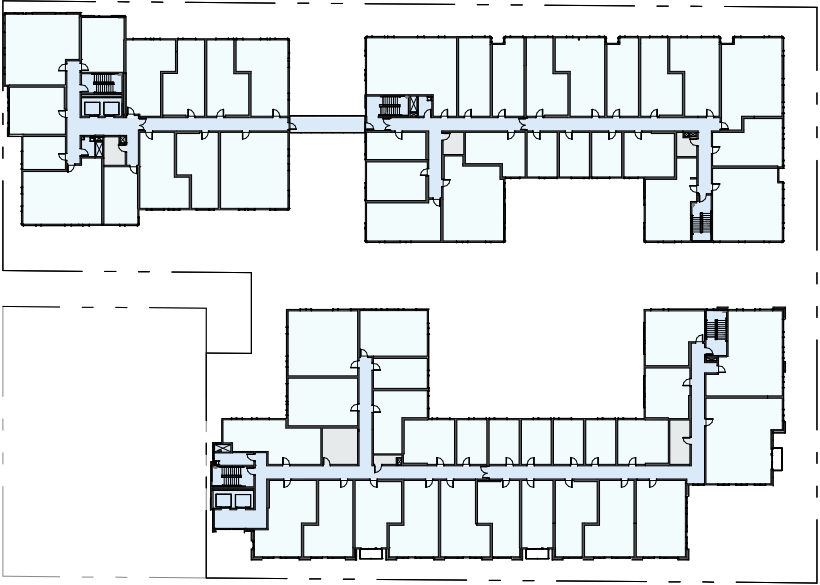


BUILDING PLANS

LEVEL 3



LEVEL 4-5

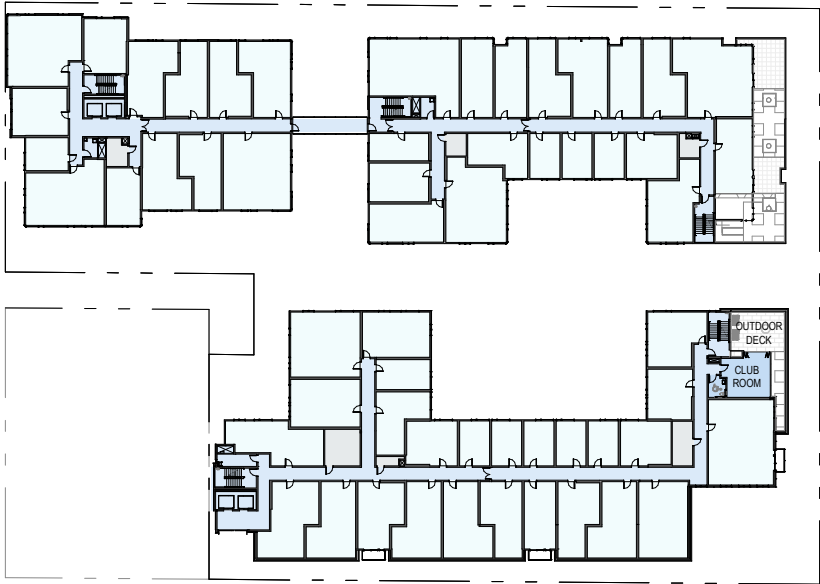


FLOOR PLANS

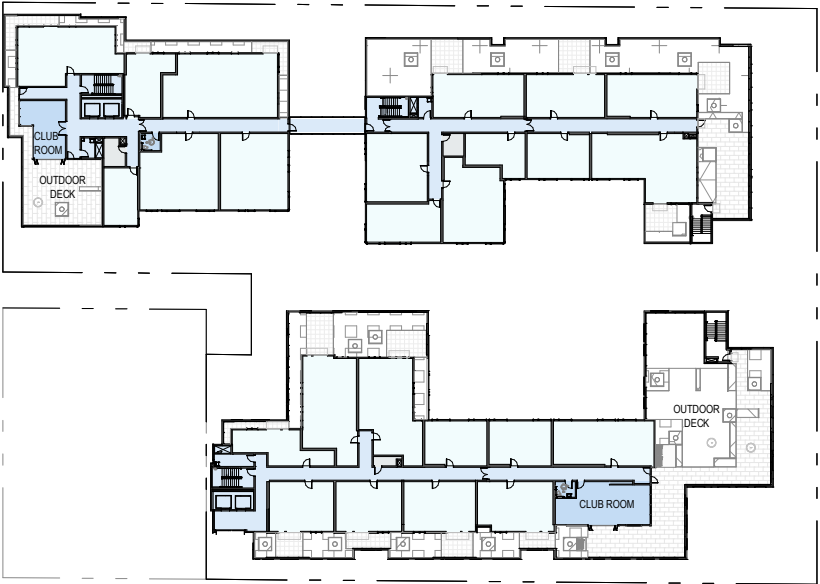
- COMMERCIAL
- RESIDENTIAL
- LOBBY/CIRCULATION
- AMENITY SPACES
- MECHANICAL/STORAGE
- PARKING
- ROOF DECK/BALCONY

Scale: 1" = 80'

LEVEL 6



LEVEL 7

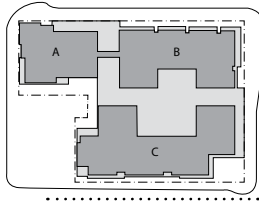


LEVEL ROOF

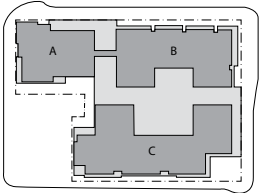




QUEEN ANNE AVE N ELEVATION (WEST)



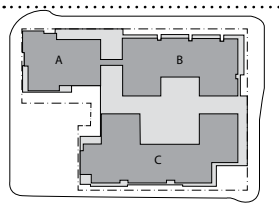
CROCKETT ST ELEVATION (SOUTH)



ELEVATIONS



1ST AVE N ELEVATION (EAST)

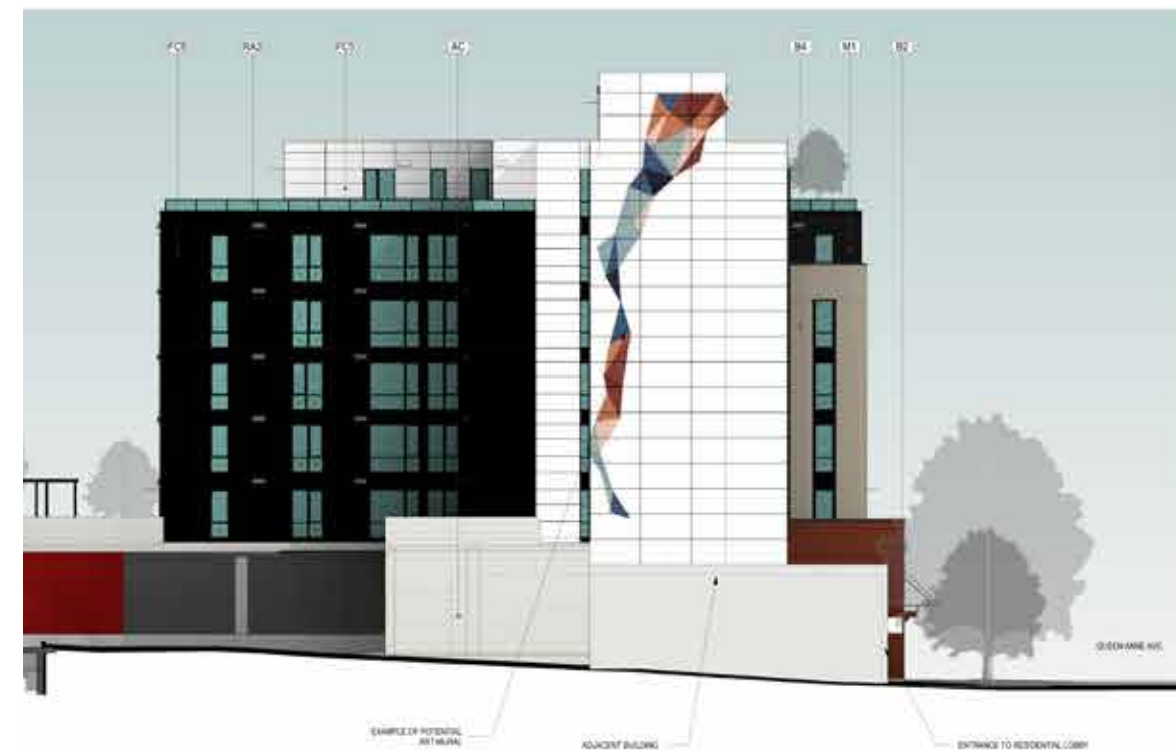




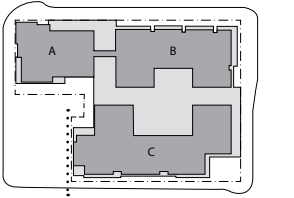
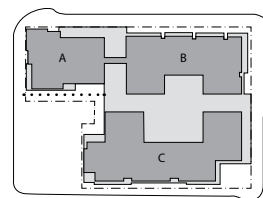
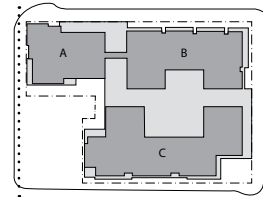
BOSTON ST ELEVATION (NORTH)



ALLEY ELEVATION (WEST)



NORTH ELEVATION



BUILDING A - MATERIALS



B1: Brick - Mutual Materials - Coal Creek

FC1: Equitone[natura] - N073

M3: AEP Span - 12" No Reveal Flat Panel - Cool Slate Gray

S2: Storefront - Arcadia - Anodized Aluminum - Black

FC2: Fiber Cement - Painted Hardie - Sherwin Williams - Cyber Space

FC6: Fiber Cement - Painted Hardie - Glossy Black Finish

M4: Accent Metal - Interior Woodworking Specialists - Blackened Steel

W1: Wood-look Panel - Stonewood - Mambo

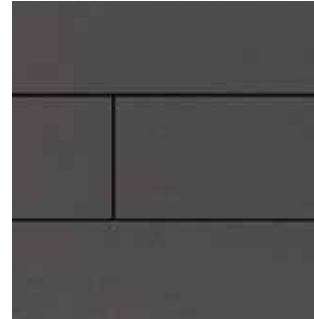
GV1 - Vinyl Window - Black

BUILDING A - MATERIALS

High quality cladding materials have been selected for the building, with special attention to the streetscape as outlined in QA Design Guidelines DC4 Exterior Elements & Finishes. Dark brick grounds the building while the upper residential bay is clad in dark Equitone. Gray AEP Span complements the corner Equitone bay. The lobby entry is clad in blackened steel and clear storefront.



GV1- Vinyl Window
Finish: Black



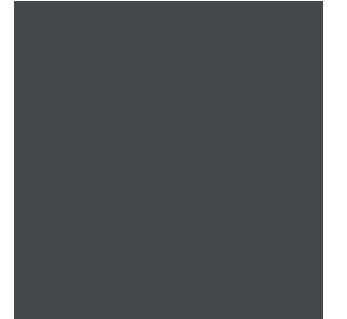
FC1 - Equitone
Finish: N073



B1 - Brick
Finish: Coal Creek Mission



M3 - Metal Panel - AEP Span
Finish: Cool Slate Gray



FC2 - Painted Fiber Cement
Finish: Dark Gray



S2- Storefront
Finish: Black



S3 - Butt Glazed storefront at
the lobby



M4 - Metal Soffit, Lobby
walls, window fins
Finish: Blackened steel



FC6 - Painted Fiber Cement
Finish: Black



W1- Wood-look Panel
Finish: Dark Brown

BUILDING B - MATERIALS



B1: Brick - Mutual Materials - Coal Creek

M3: AEP Span - 12" No Reveal Flat Panel - Cool Slate Gray

S2: Storefront - Arcadia - Anodized Aluminum - Black

FC3: Fiber Cement - Painted Hardie - Sherwin Williams - Conservative Gray

FC6: Fiber Cement - Painted Hardie - Glossy Black finish

GV1 - Vinyl Window - Black

BUILDING B - MATERIALS

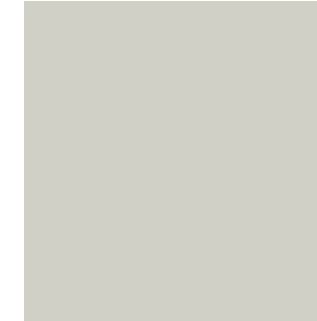
High quality cladding materials have been selected for the building, with special attention to the streetscape as outlined in QA Design Guidelines DC4 Exterior Elements & Finishes. The ground level has dark brick while the upper residential floors are cladding in light fiber cement panels.



GV1 - Vinyl Windows
Finish: Black



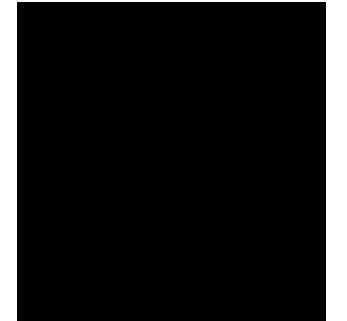
B1 - Brick
Finish: Coal Creek Mission



FC3- Painted Fiber Cement
Finish: Off-White



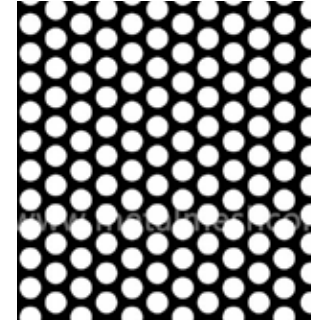
M3 - Metal Panel - AEP Span
Finish: Cool Slate Gray



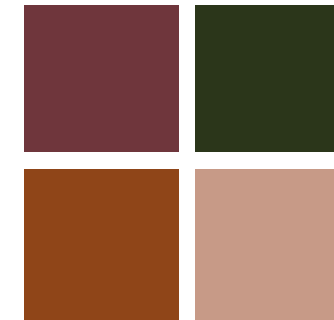
FC6- Painted Fiber Cement
Finish: Black



S2- Storefront
Finish: Black



RA1 - Perforated Metal
Railings
Finish: Black



UD- Unit doors
Colors: Varies



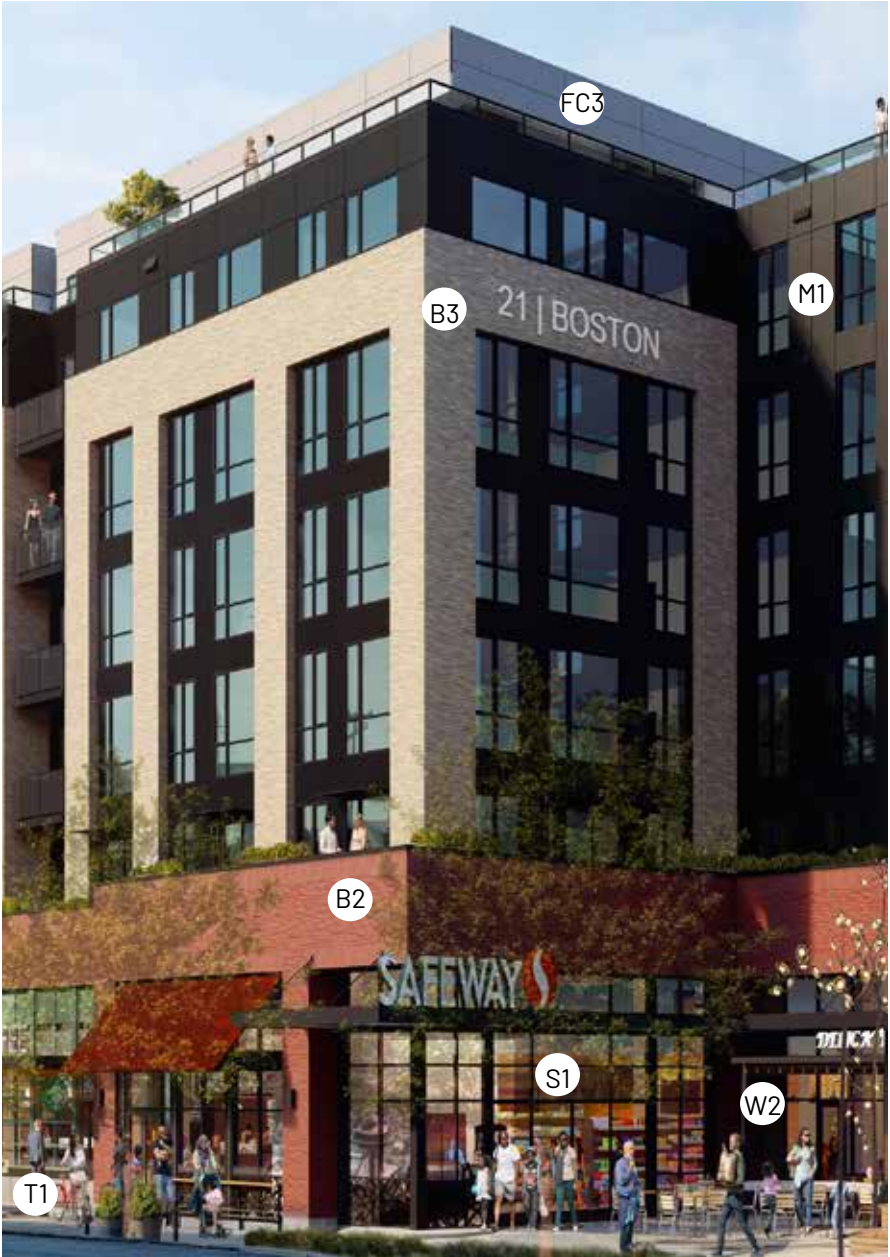
AC- Architectural
Concrete

BUILDING C - MATERIALS



- B2: Brick - Mutual Materials - Inca Mission
- B3: Brick - Mutual Materials - Castle Gray Mission
- M1: Metal Panel- Citadel - Black
- S1: Storefront - Arcadia - Anodized Aluminum - Varying Colors
- FC5: Equitone [natura] - N162
- FC3: Fiber Cement - Painted Hardie - Sherwin Williams - Conservative Gray
- FC6: Fiber Cement - Painted Hardie - Black finish
- W2: Wood-look Panel - Stonewood - Cocobala
- T1: Tile - Slate-lite - Silver Gray
- T2: Tile - Daltile - Diplomacy - Medium Gray
- GV1 - Vinyl Window - Black

High quality cladding materials have been selected for the building, with special attention to the streetscape as outlined in QA Design Guidelines DC4 Exterior Elements & Finishes. The ground level grocery store base is red brick with a variety of cladding finishes within each retail bay. The upper residential floors are clad in light brick, high quality metal, and Equitone at the lobby entry.



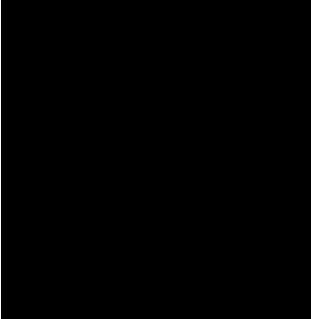
Residential



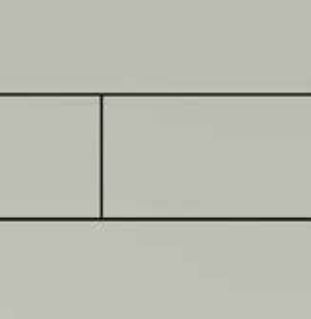
B3 - Brick
Finish: Castle Gray Mission



GV1 - Vinyl Window
Finish: Black



M1 - Citadel Metal Panel
Finish: Black

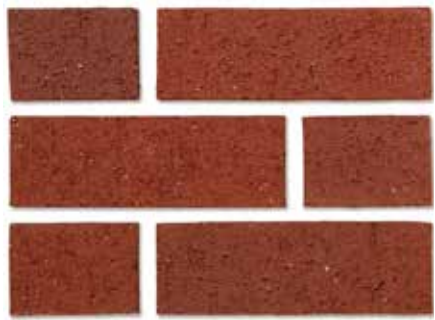


FC5- Equitone
Finish: N162



FC3- Painted Fiber Cement
Finish: Off-White

Grocer



B2 - Brick
Finish: Inca Mission



S1- Storefront
Finish: Varies by bay

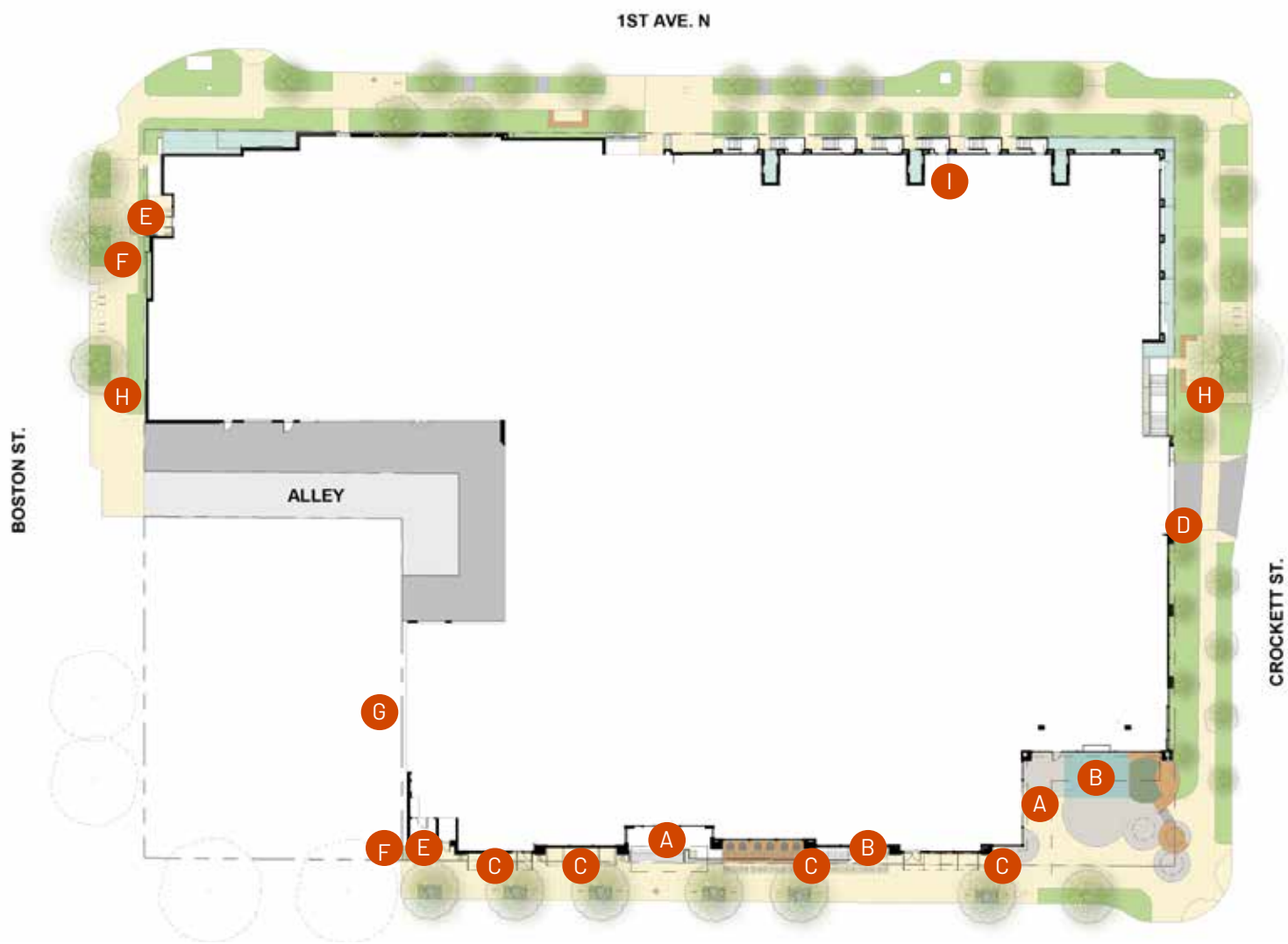


T1- Tile
Finish: Silver Gray



W2- Wood-look Panel
Finish: Mocha

CONCEPTUAL SIGNAGE PLAN



RETAIL SIGNAGE

A Primary Grocer Sign



B Secondary Signage



C Blade Sign



D Parking Signage



RESIDENTIAL SIGNAGE

E Building Canopy Sign



F Blade Sign



G Mural Sign - Residential



H Way finding Sign



I Townhome Unit Number



CONCEPTUAL LIGHTING PLAN



LIGHT FIXTURES

A Recessed Linear Light



B Recessed Down Light



C Wall Sconce - down/up



D Wall Sconce - Commercial



E Step & planter wall Light



F Landscape Uplight



G Bocci Light



H In Pavement Light

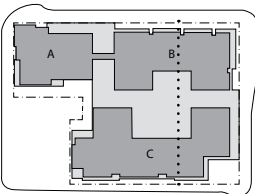
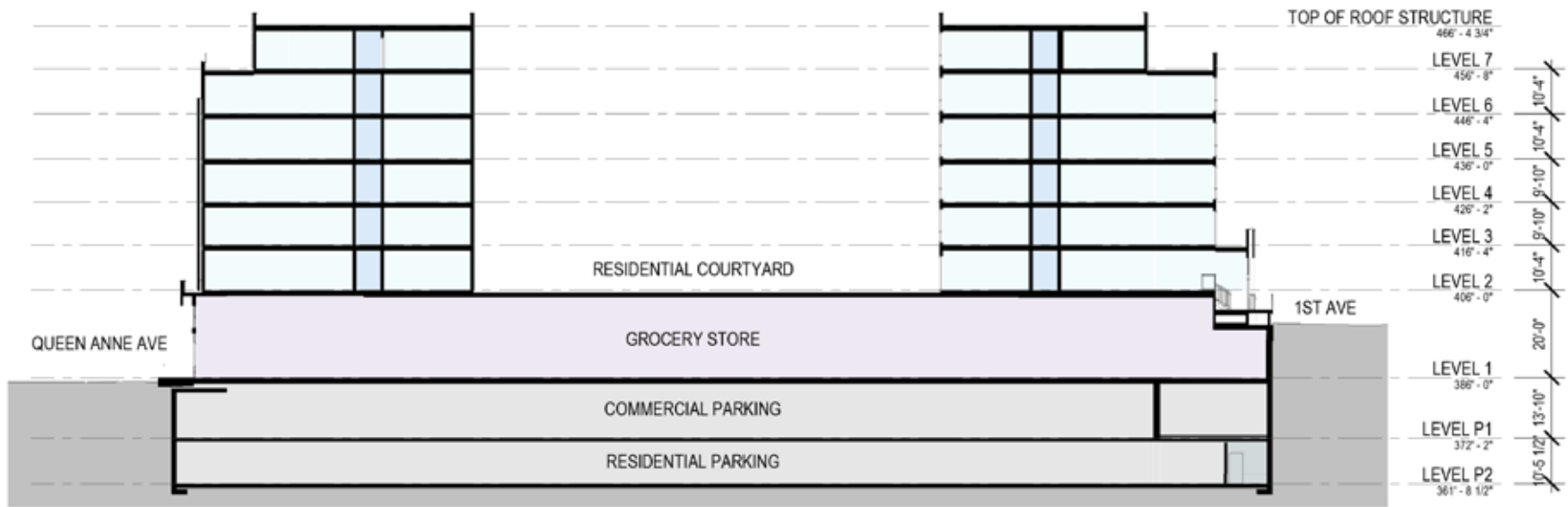
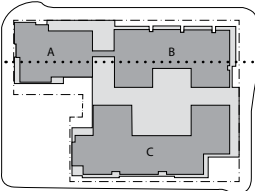
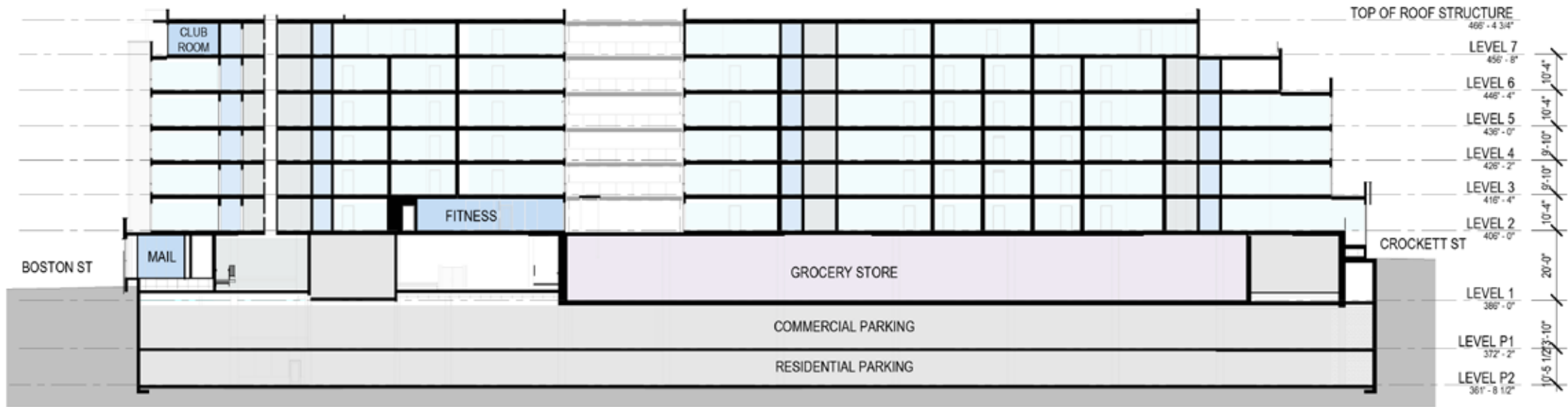


I Catenary light



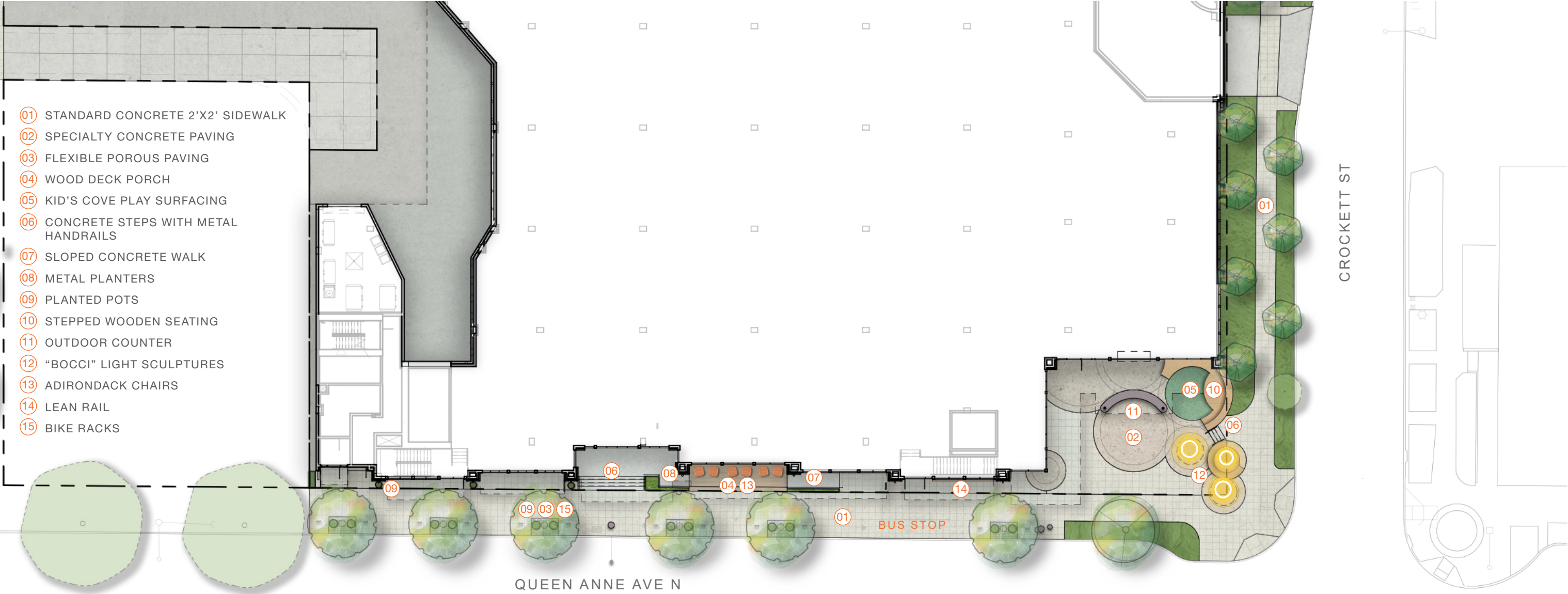


SECTIONS



09 - LANDSCAPE DESIGN

LANDSCAPE PLAN - AT GRADE



ADIRONDAK CHAIRS



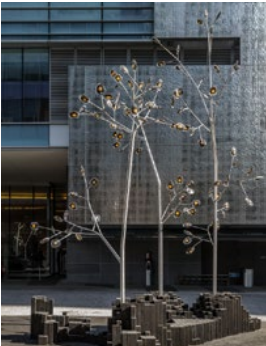
PLANTED POTS



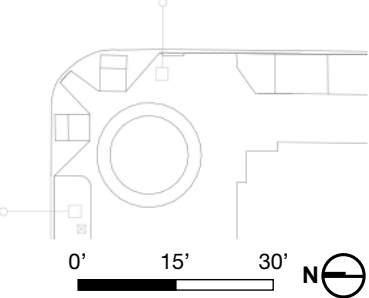
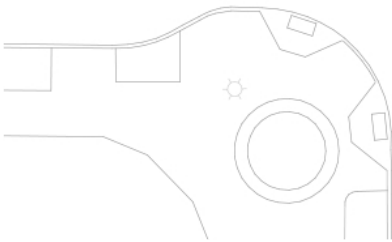
STEPPED WOOD SEATING



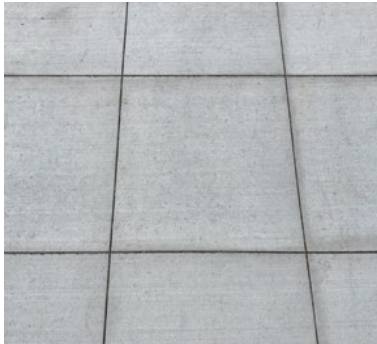
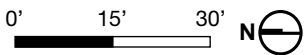
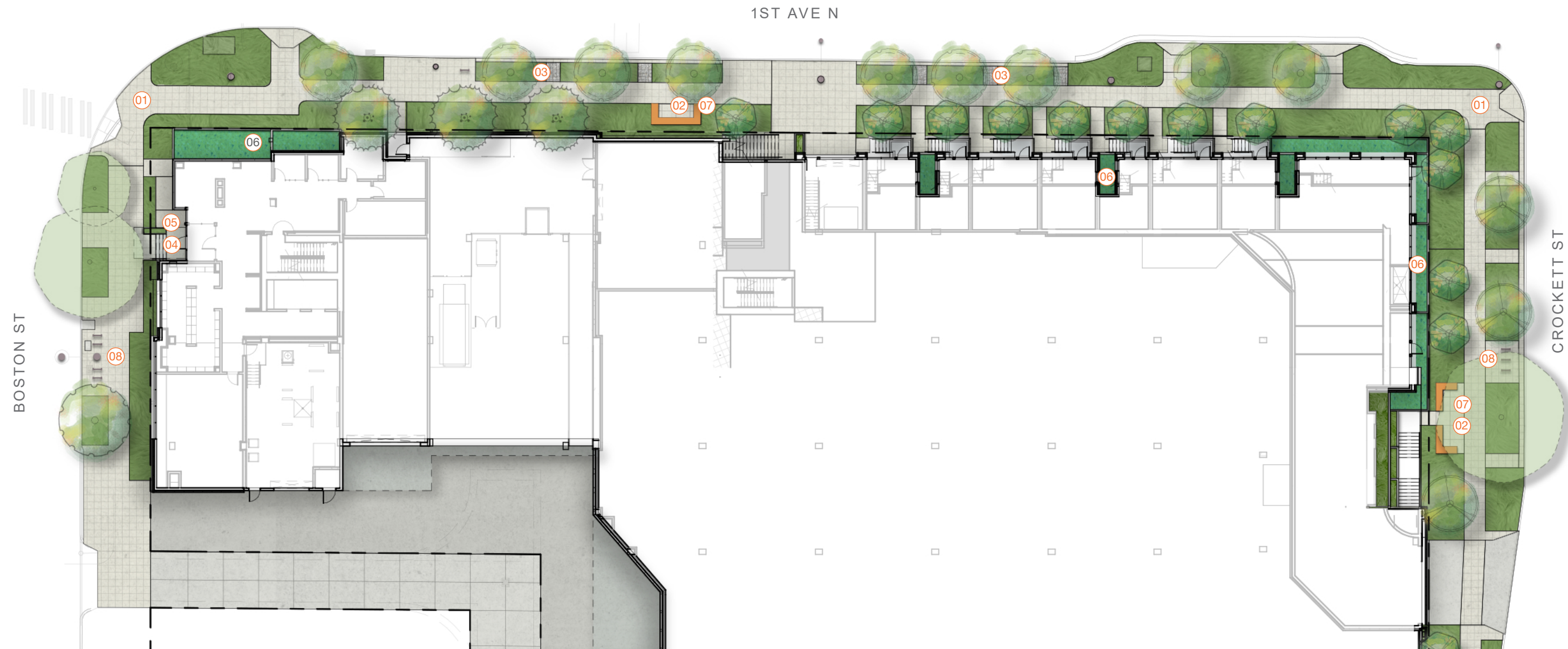
BOCCI LIGHT SCULPTURES



BIKE BOLLARD



LANDSCAPE PLAN - AT GRADE



2X2 CONCRETE SIDEWALK



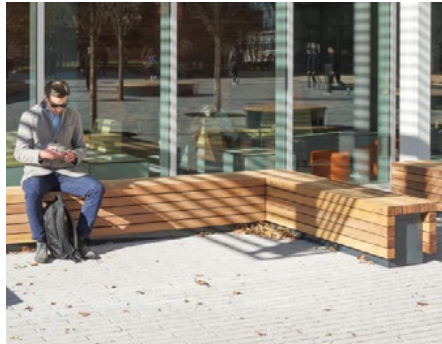
FLEXIBLE POROUS PAVING



BIORETENTION PLANTERS



BIKE RACKS



WOOD BENCHES

- 01 STANDARD CONCRETE 2'X2' SIDEWALK
- 02 SPECIALTY CONCRETE PAVING
- 03 FLEXIBLE POROUS PAVING
- 04 CONCRETE STEPS WITH METAL HANDRAILS
- 05 METAL PLANTER

- 06 BIORETENTION PLANTERS
- 07 WOOD BENCHES
- 08 BIKE RACKS

LANDSCAPE PLAN - PODIUM



SYNTHETIC LAWN



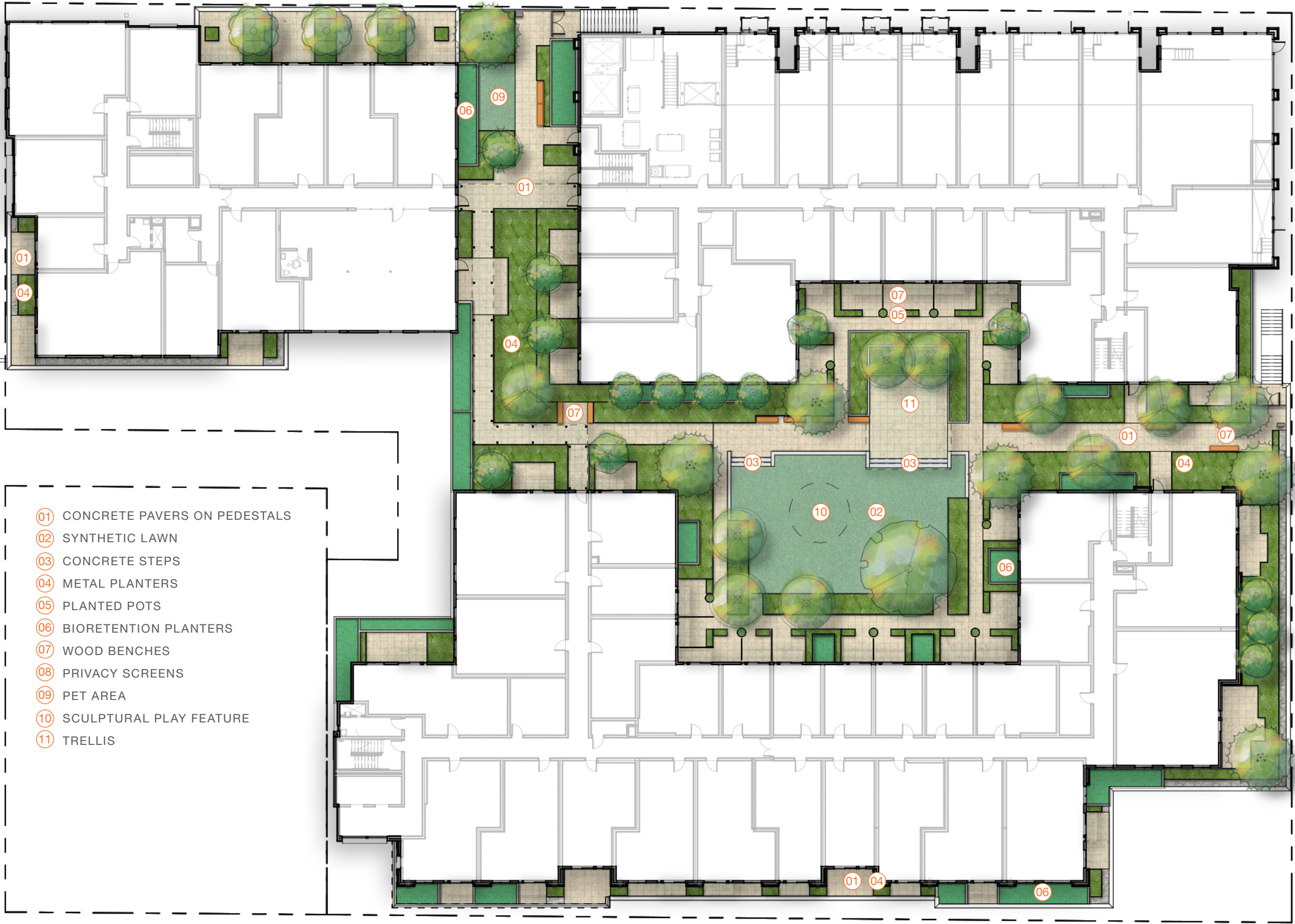
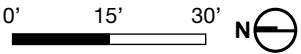
METAL PLANTERS



WOOD BENCHES



TRELLIS



LANDSCAPE PLAN - ROOF LEVELS



CONCRETE PAVERS ON PEDESTALS



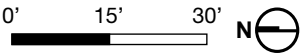
WOOD PAVERS ON PEDESTALS



GAS FIRE PIT



COUNTERTOP TABLE



PLANTING PALETTE

REPRESENTATIVE PLANTING - PICTURE PERFECT QUEEN ANNE / GARDEN WALK



Carex divulsa
European grey sedge



Prunus laurocerasus 'Mount Vernon'
Mount Vernon English Laurel



Salvia x sylvestris 'May Night'
May Night sage



Rosa x 'NOA168098F'
Flower Carpet Pink Supreme rose



Morning Light maiden grass
Miscanthus sinensis 'Morning Light'



Lavandula angustifolia
English lavender



Hemerocallis x 'Little Grapette'
Little Grapette dwarf daylily



Rubus pentalobus
Creeping bramble



Dryopteris erythrosora 'Brilliance'
Autumn Fern



Hosta x 'Guacamole'
Guacamole Hosta



Anemone x hybrida 'Honorine Jobert'
Windflower



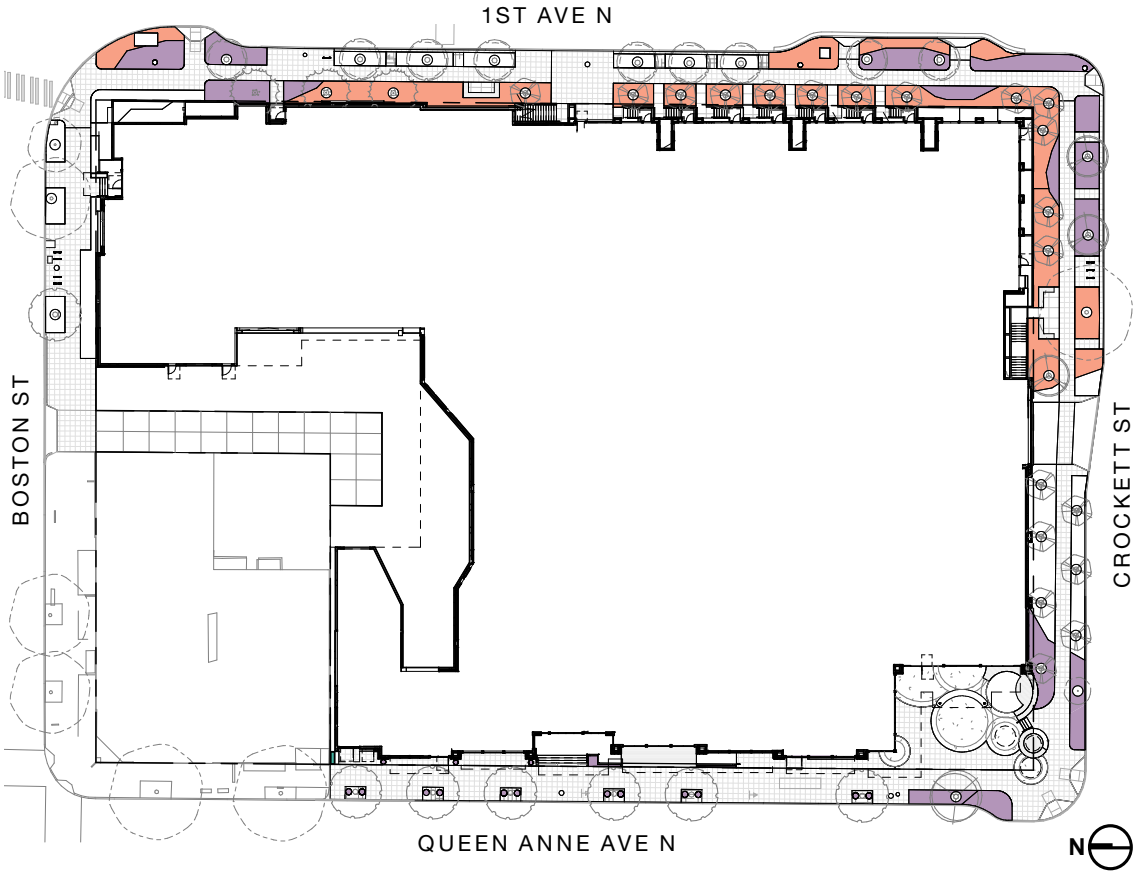
Sarcococca ruscifolia
Fragrant sweetbox



Viburnum davidii
David viburnum



Itea virginica 'Little Henry'
Little Henry sweetspire



PLANTING PALETTE

REPRESENTATIVE PLANTING - HARDY STREETSCAPE & BIORETENTION



Polystichum setiferum
Soft shield fern



Blechnum spicant
Deer fern



Juncus patens 'Elk's Blue'
Elk's Blue rush



Acorus gramineus 'Ogon'
Golden variegated sweet flag



Cornus sericea 'Farrow'
Arctic Fire dogwood



Ribes sanguineum
Flowering currant



Iris siberica 'Gull's Wing'
Gull's Wing Siberian iris



Hemerocallis x 'Little Grapette'
Little Grapette dwarf daylily



Liriope spicata
Spreading lilyturf



Hydrangea paniculata 'Limelight'
Limelight panicle hydrangea



Prunus laurocerasus 'Mount Vernon'
Mount Vernon English Laurel



Mahonia eurybracteata
Soft Caress Mahonia



Allium 'Globemaster'
Globemaster allium



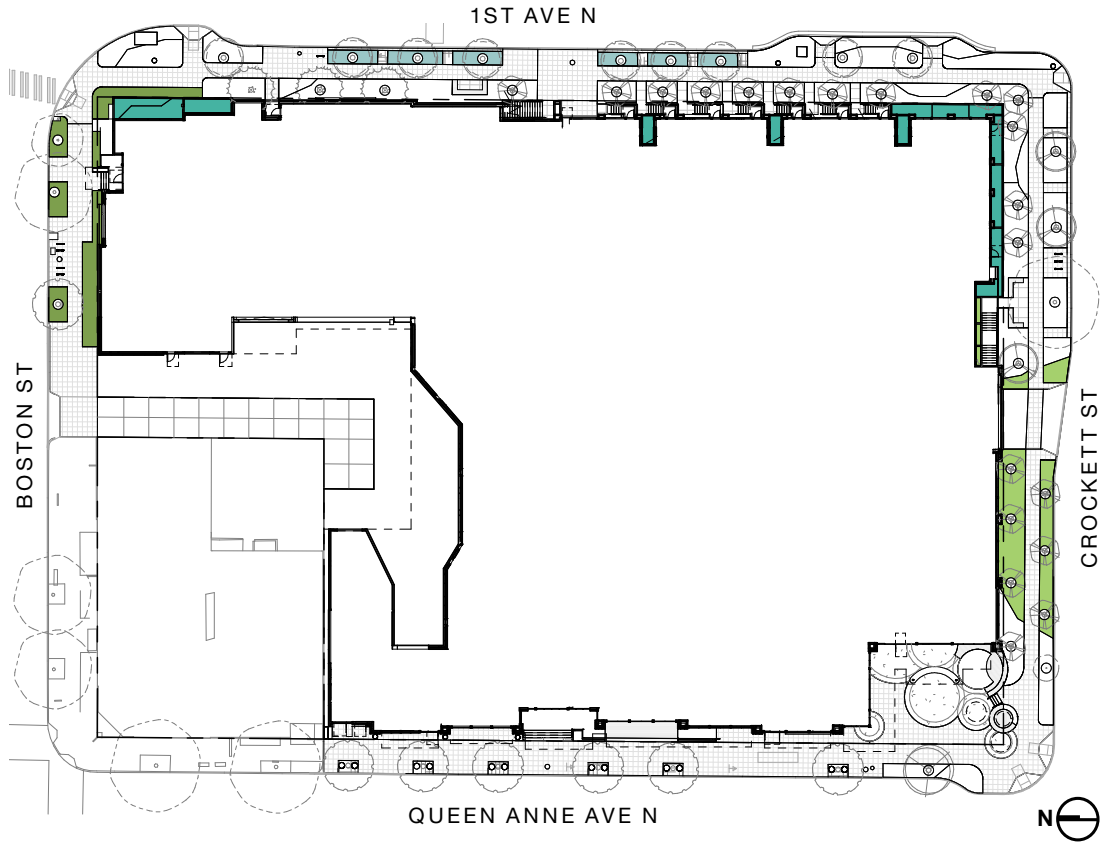
Schizostylis coccinea 'Alba'
White Kaffir lily



Rubus calycinoides
Creeping bramble



Liriope 'Big Blue'
Big Blue lilyturf



PLANTING PALETTE

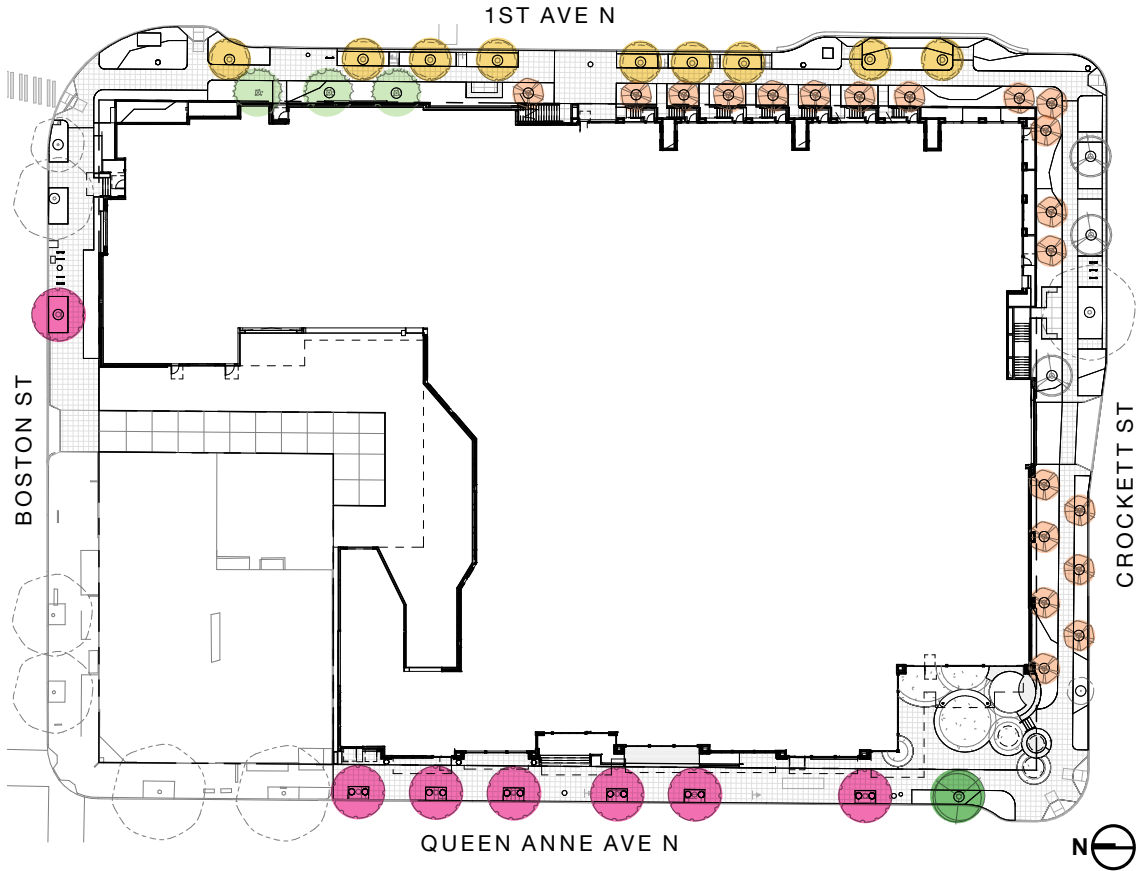
REPRESENTATIVE PLANTING - STREET TREES



Cercidiphyllum japonicum
Katsura



Cornus x 'KN30-8'
Venus dogwood



Acer truncatum x A. platanoides
Pacific sunset maple



Halesia carolina 'Rosy Ridge'
Rosy Ridge silverbell



Ulmus 'Frontier'
Frontier elm



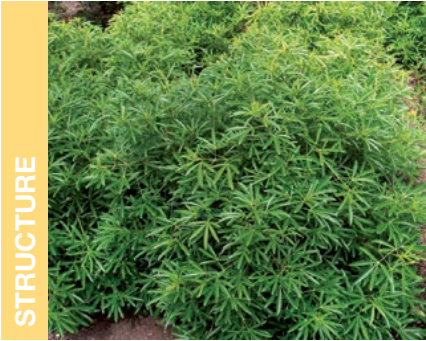
Styrax japonica
Japanese snowbell

PLANTING PALETTE

REPRESENTATIVE PLANTING - PODIUM - **COURTYARD COMMON SPACE**



Liriope spicata
Lilyturf



Choisya ternata 'Sundance'
Sundance Mexican orange



Rosa x 'Noaschnee'
Flower Carpet White Rose



Allium 'Globemaster'
Globemaster allium



Prunus laurocerasus 'Mount Vernon'
Mount Vernon English Laurel



Lonicera pileata "Moss Green"
Moss Green privet honeysuckle



Acanthus mollis
Bear's breeches



Hosta 'Guacamole'
Guacamole hosta



Aquilegia vulgaris 'Clementine Rose'
Clementine Rose columbine



Hydrangea quercifolia 'Snow Queen'
Snow Queen oakleaf hydrangea



Fragaria chiloensis
Beach strawberry



Muhlenbergia capillaris 'White Cloud'
White Cloud muhly grass



Polystichum setiferum
Soft shield fern



Juncus patens 'Elk's Blue'
Elk's Blue rush



Sarcococca ruscifolia
Fragrant sweetbox



Fatsia japonica
Japanese aralia



Echinacea purpurea 'Magnus'
Magnus coneflower



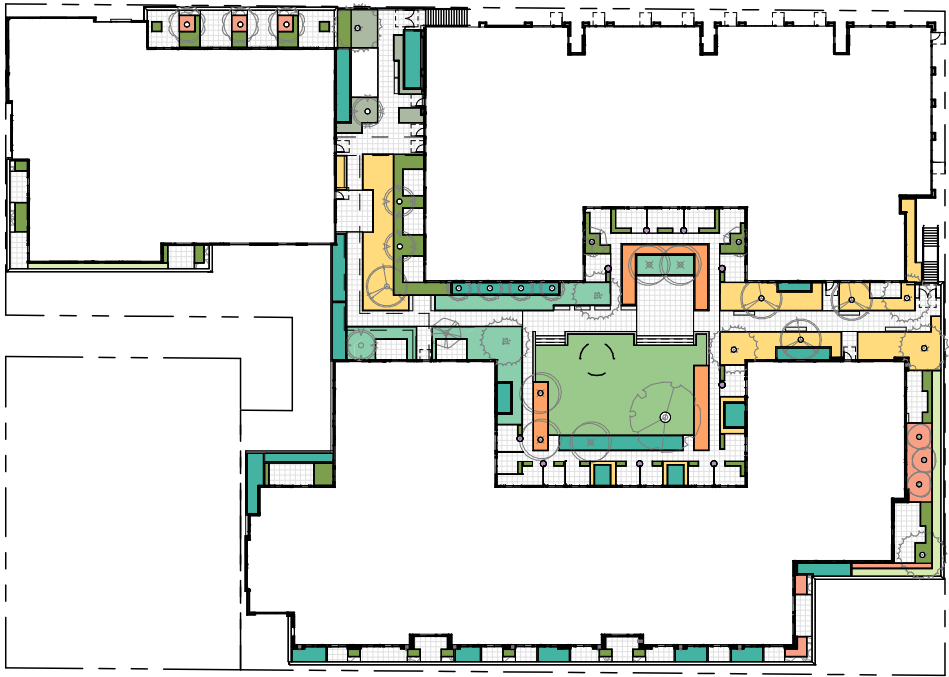
Schizostylis coccinea 'Alba'
White Kaffir lily



Gunnera manicata
Giant rhubarb

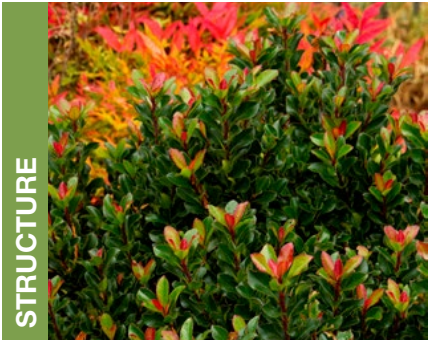


Iris siberica 'Gull's Wing'
Gull's Wing Siberian iris



PLANTING PALETTE

REPRESENTATIVE PLANTING - ROOF LEVELS



Raphiolepis umbellata 'minor'
Dwarf Yeddo hawthorn



Sedum spectabile 'Hot Stuff'
Hot Stuff stonecrop



Rubus calcynoides
Creeping bramble



Bergenia 'Bressingham White'
Bressingham White heartleaf bergenia



Schizostylis coccinea 'Alba'
White Kaffir lily



Carex divulsa
Berkeley sedge



Aquilegia vulgaris 'Clemantine Rose'
Clemantine Rose columbine



Muhlenbergia capillaris 'White Cloud'
White Cloud muhly grass



Echinacea purpurea 'Magnus'
Magnus coneflower



Extensive Green Roof
Sedum spp.



Liriope muscari 'Royal Purple'
Royal Purple lilyturf



Anemone x hybrida 'Honorine Jobert'
Windflower



Acer palmatum
Japanese maple



Lagerstroemia indica 'Seminole'
Seminole crape myrtle

10 – DESIGN DEPARTURES

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DEPARTURE REQUEST 1			
REQUIREMENT:	REQUEST / PROPOSAL:	JUSTIFICATION:	DRB COMMENTS:
23.47A.008.B.2 Transparency: At nonresidential uses 60% of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.	Request that the nonresidential portion of 1st Ave N provide 0% transparency.	The grocery store loading dock occupies 25% of the 1st Ave N façade. Glazing could be provided to comply with the code requirement, but the program is not ideal for transparency. Instead, a landscape mural representing the beauty of the northwest is proposed to provide better visual interest for pedestrians.	This departure was not identified at the EDG meeting.

DEPARTURE REQUEST 2			
REQUIREMENT:	REQUEST / PROPOSAL:	JUSTIFICATION:	DRB COMMENTS:
23.47A.008.C.5.a In a Pedestrian Zone (Queen Anne Ave N), the maximum width and depth of the building structure is 250'.	Propose the width of the building structure along Queen Anne Ave N to be +/-269' along Queen Anne Ave N.	The design includes a +/-53' wide plaza at the corner of Queen Anne Ave N and Crockett that provides an opportunity for pedestrian interaction with seating and variety of spaces as well as a larger area for the bus stop. Another +/-17' wide plaza occurs at the residential lobby entry. Both plazas create a break in the structure, thus reducing the linear footage along Queen Anne Ave N to +/-199 ft. The proposed plazas provide a better pedestrian and visual experience while still meeting the intent of the code. Additionally, the ground level facade is set back 5' along Queen Anne Ave N, providing more areas for seating and landscaping.	At the EDG Meeting, the Board indicated preliminary support for this departure as it could potentially help the project better meet criteria in DC3 Open Space Concept with a recessed residential entry on the north side of the building.

DEPARTURE REQUEST 4			
REQUIREMENT:	REQUEST / PROPOSAL:	JUSTIFICATION:	DRB COMMENTS:
23.47A.008D.2 - Residential Uses at Street Level: Where residential uses are located along a street-level street-facing facade, the floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.	Request to allow the unit entry stoops and vestibule to occur at 30" above grade instead of 48". This provides a stronger connection for the stoops to be more residential. Additionally, the main living space of the unit is located at Level 2 which is 5' or more above grade. This condition is created by the grade differential & the store's BOH space behind this area.	This will provide design flexibility to provide a more graceful design because the unit entry is not reduced in size due to the stairs & landings. The sidewalk is more than 10' from the unit & the main living space of the unit is 4' or more from grade – meets the code intent to provide defensible space between the living unit & the public R.O.W.	This departure was not identified at the EDG meeting.

DEPARTURE REQUEST 5			
REQUIREMENT:	REQUEST / PROPOSAL:	JUSTIFICATION:	DRB COMMENTS:
23.47A.032.A.1.a - Parking location and access at NC zones: Access to parking shall be from the alley if the lot abuts an alley improved to the standards of subsection 23.53.030.C, or if the Director determines that alley access is feasible and desirable to mitigate parking access impacts. If alley access is infeasible, the Director may allow street access.	Request that access to parking occur at both Boston Street and Crockett Street. See 3/T1.10.	A second parking access on Boston St. will be the only residential entry and will serve as a secondary entry/exit for grocery store shoppers. SDOT supports both of these entry points and the commercial parking only access off Crockett. St. Additionally, the grocery delivery truck & loading docks are located off of the alley on Boston.	At the EDG Meeting, the Board indicated preliminary support for this departure as it could help the project better meet criteria in DC1-B Vehicular Access and Circulation & has been strongly supported by SDOT

DEPARTURE REQUEST 6			
REQUIREMENT:	REQUEST / PROPOSAL:	JUSTIFICATION:	DRB COMMENTS:
23.47A.008A.3 - Street Level Requirements: Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.	Request to allow the Grocer North entry to be setback 13'-4" from the property line due to grade challenges between the grocer finish floor elevation and the sidewalk below. This larger setback provides for more ample access to the store for pedestrians and customers.	The difference in height between the grocer finish floor elevation at the recessed entry and the sidewalk grade below will require steps and a landing that will push the grocer entry wall beyond the 10'-0" requirement from the property line. The deeper recessed entry however provides a nice transition into and out of the grocery store and does not interrupt the language of the remaining primary façade along Queen Anne Ave. that does fall within the 10'-0" zone between the building and the property line.	This departure was not identified at the EDG meeting.

DEPARTURE REQUEST 7			
REQUIREMENT:	REQUEST / PROPOSAL:	JUSTIFICATION:	DRB COMMENTS:
23.47A.008C.4 - Street Level Requirements: Continuous overhead weather protection (i.e., canopies, awnings, marquees, and arcades) is required along at least 60 percent of the street frontage of a structure on a principal pedestrian street, except for structures within the Pike/Pine Conservation Overlay District on lots that contain a character structure as provided in Chapter 23.73.	Request to allow for continuous overhead weather protection to be broken up at each brick pier.	Because the entire building is set back 5 ft. from the property line, the continuous weather protection is not feasible. On this principal pedestrian street façade, we would like to request for the overhead protection to stop at each brick pier to accentuate the large vertical elements while providing additional weather protection across 76% of the principal pedestrian street. This also allows for a more attractive façade and serves to break up the massing.	This departure was not identified at the EDG meeting.

Please note: There are only 6 departure requests. Departure #3 is no longer applicable.

DEPARTURE REQUEST #1 - NONRESIDENTIAL TRANSPARENCY ON 1ST AVE

DEVELOPMENT STANDARD REQUIREMENT

23.47A.008.B.2 Transparency: At nonresidential uses 60% of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.

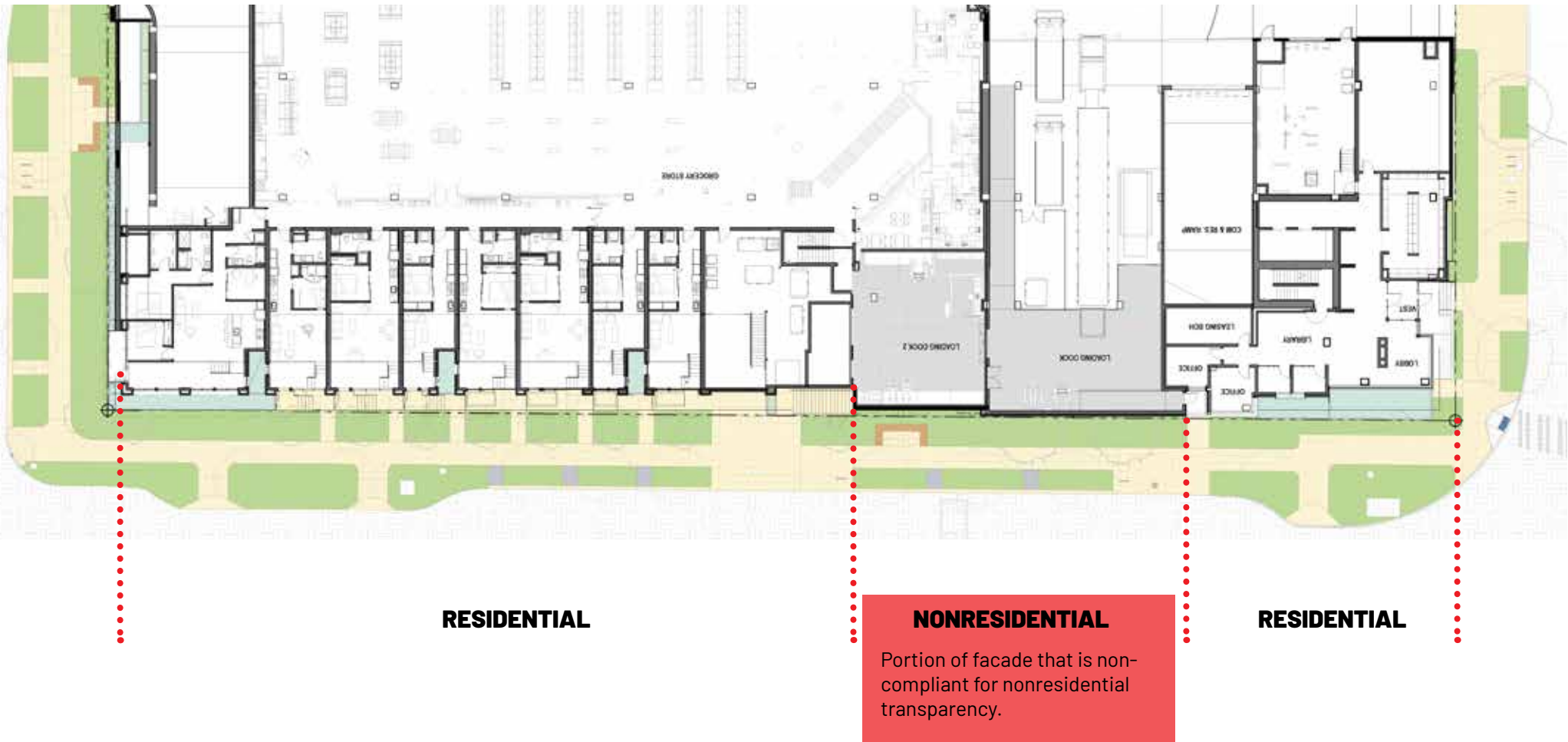
DEPARTURE REQUEST / PROPOSAL

Request that the nonresidential portion of 1st Ave N provide 0% transparency.

JUSTIFICATION

The grocery store loading dock occupies 25% of the 1st Ave N facade. Glazing could be provided to comply with the code requirement, but the program is not ideal for transparency. Instead, a landscape mural representing the beauty of the northwest is proposed. The visually interesting mural and surrounding streetscape design (bench, sidewalk, landscape buffer) better meets the intent of the design guidelines to provide an enhanced pedestrian experience (CS3) and art in the pedestrian environment (DC3). The rest of the 1st Ave frontage (75% of total facade) will have units with stoops and a highly glazed lobby and leasing spaces, providing the activity (PL3) and human scale (DC2).

This departure was not identified at the EDG meeting.



DEPARTURE REQUEST #1 - NONRESIDENTIAL TRANSPARENCY ON 1ST AVE

PROPOSED - ART MURAL



Proposed option would provide a colorful mural sized to meet or exceed 60% transparency SF. The mural would occur in (1) the field of brick and (2) at the courtyard opening. The renderings show an example to indicate desired size.

CODE COMPLIANT OPTION - 60% TRANSPARENCY



Code-compliant option would meet the letter of the code requirement but not necessarily add more visual interest nor pedestrian engagement by providing glazing that would look into a loading area.



Images showing example of typical loading dock and loading staging area, which consists of equipment and delivery pallets.

PROPOSED



PROPOSED



DEPARTURE REQUEST #2 - MAX WIDTH & DEPTH OF 250' AT PEDESTRIAN-DESIGNATED ZONES

DEVELOPMENT STANDARD REQUIREMENT

23.47A.008.C.5.a In a Pedestrian Zone (Queen Anne Ave N), the maximum width and depth of the building structure is 250'.

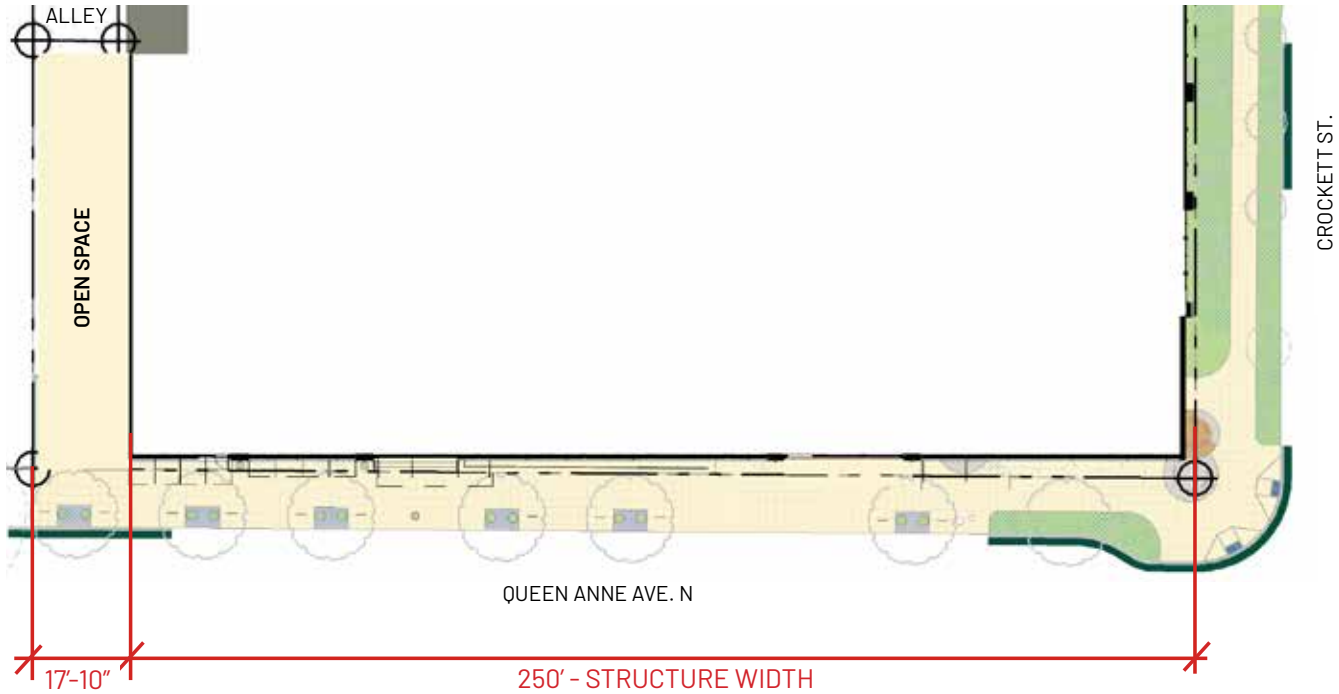
DEPARTURE REQUEST / PROPOSAL

Propose the width of the building structure along Queen Anne Ave N to be +/-267'-10" along Queen Anne Ave N.

JUSTIFICATION

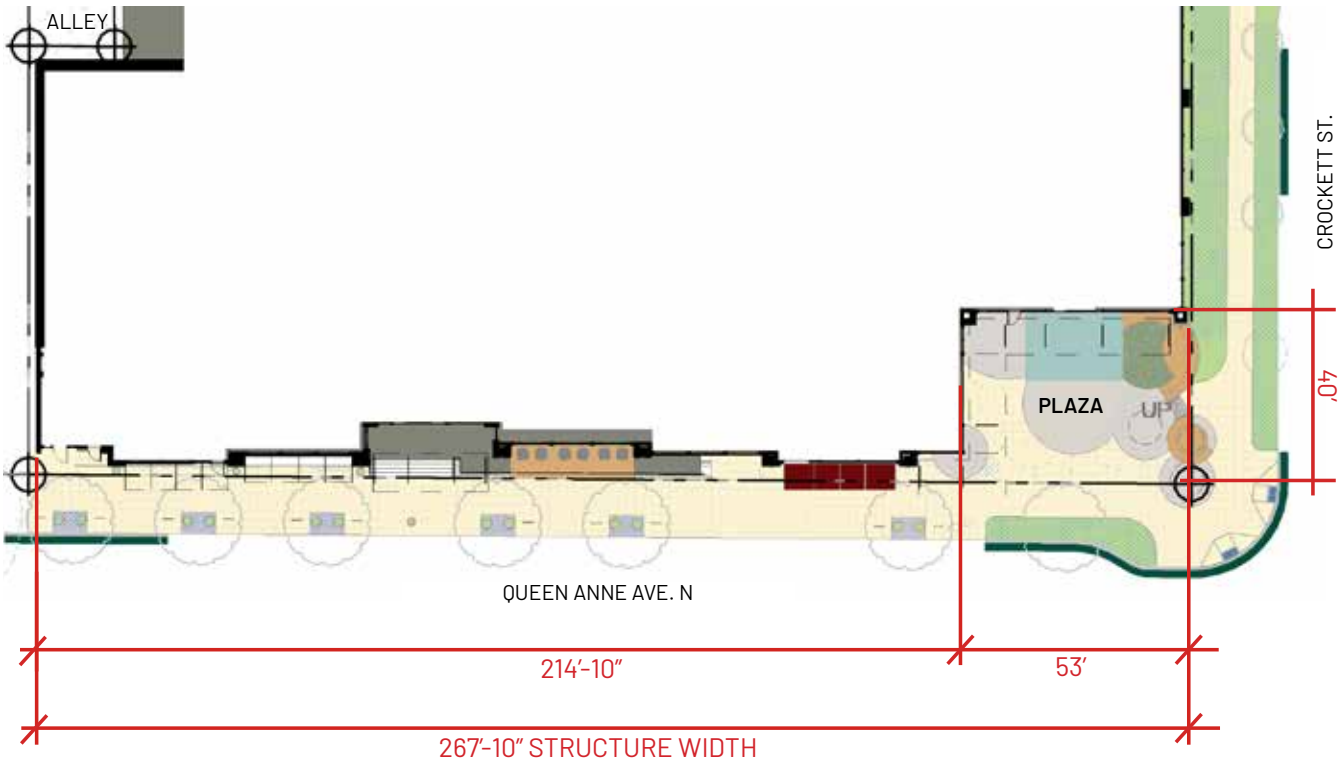
The design includes a +/-53' wide plaza at the corner of Queen Anne Ave N and Crockett that provides an opportunity for pedestrian interaction with seating and variety of spaces as well as a larger area for the bus stop. The plaza creates a break in the structure, thus reducing the linear footage along Queen Anne Ave N to +/-214'. The proposed plazas provide a better pedestrian and visual experience while still meeting the intent of the code. Additionally, the ground level facade is set back 5' along Queen Anne Ave N, providing more areas for seating and landscaping.

At the EDG Meeting, the Board indicated preliminary support for this departure as it could potentially help the project better meet criteria in DC3 Open Space Concept with a recessed residential entry on the north side of the building.



CODE-COMPLIANT OPTION

The code compliant option can provide a max. 250' wide structure, but the open space that results is not ideal for the outdoor spaces that create areas for socialization and seating as envisioned by the Queen Anne Design Guidelines.



PROPOSED

The proposed design provides a 53' wide by 40' deep plaza at the intersection of Queen Anne Ave and Crockett. This south-facing plaza will provide opportunities for gathering and cafe seating and is located just east of the Farmer's market. An additional 5' setback is provided along Queen Anne Ave, providing opportunities for a variety of sidewalk experiences. [CS2,CS3, PL1, PL2,PL3, DC3]

DEPARTURE REQUEST #2 - MAX WIDTH & DEPTH OF 250' AT PEDESTRIAN-DESIGNATED ZONES



DEPARTURE REQUEST #4 - RESIDENTIAL UNITS AT GRADE ARE LESS THAN 4' ABOVE GRADE

DEVELOPMENT STANDARD REQUIREMENT

23.47A.008D.2 - Residential Uses at Street Level:
Where residential uses are located along a street-level street-facing facade, the floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

DEPARTURE REQUEST / PROPOSAL

Request to allow the unit entry stoops and vestibule along 1st Ave N & Crockett St to occur at less than 4' above grade. This provides a stronger connection for the stoops to be more residential. Additionally, the main living space of the unit is located at Level 2 which is 5' or more above grade. This condition is created by the grade differential & the store's BOH space behind this area.

JUSTIFICATION

This will provide design flexibility to provide a more graceful design because the unit entry is not reduced in size due to the stairs & landings. The sidewalk is more than 10' from the unit & the main living space of the unit is 4' or more from grade - meets the code intent to provide defensible space between the living unit & the public R.O.W.

This departure was not identified at the EDG meeting.

PROPOSED



PROPOSED



DEPARTURE REQUEST #4 - RESIDENTIAL UNITS AT GRADE ARE LESS THAN 4' ABOVE GRADE

PROPOSED



Along 1st Ave N, the stoop height is less than 4' above grade due to number of steps required to meet grade. The proposed design proposes a unit entry that is less than 4' above grade but allows for steps to connect to grade. This reinforces the Queen Anne Design Guideline PL3 for street level interaction.

CODE-COMPLIANT OPTION



Due to the grade change, a code-compliant option results in raised balconies along 1st Ave N that do not have the same activation and human interest that a series of individual stoops do.



DEPARTURE REQUEST #5 - PARKING ACCESS OFF CROCKETT ST

DEVELOPMENT STANDARD REQUIREMENT

23.47A.032.A.1.a - Parking location and access at NC zones: Access to parking shall be from the alley if the lot abuts an alley improved to the standards of subsection 23.53.030.C, or if the Director determines that alley access is feasible and desirable to mitigate parking access impacts. If alley access is infeasible, the Director may allow street access.

DEPARTURE REQUEST / PROPOSAL

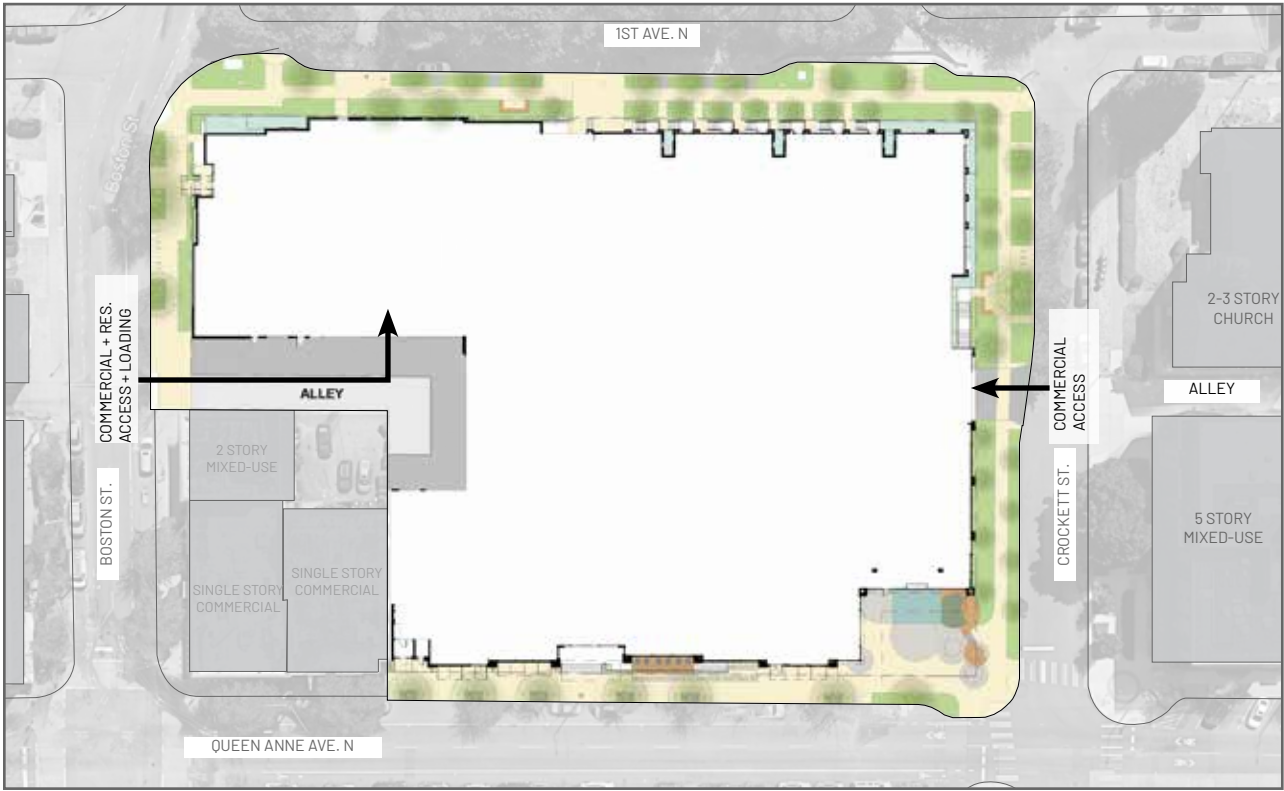
Request that access to parking occur at both Alley off Boston Street and Crockett Street.

JUSTIFICATION

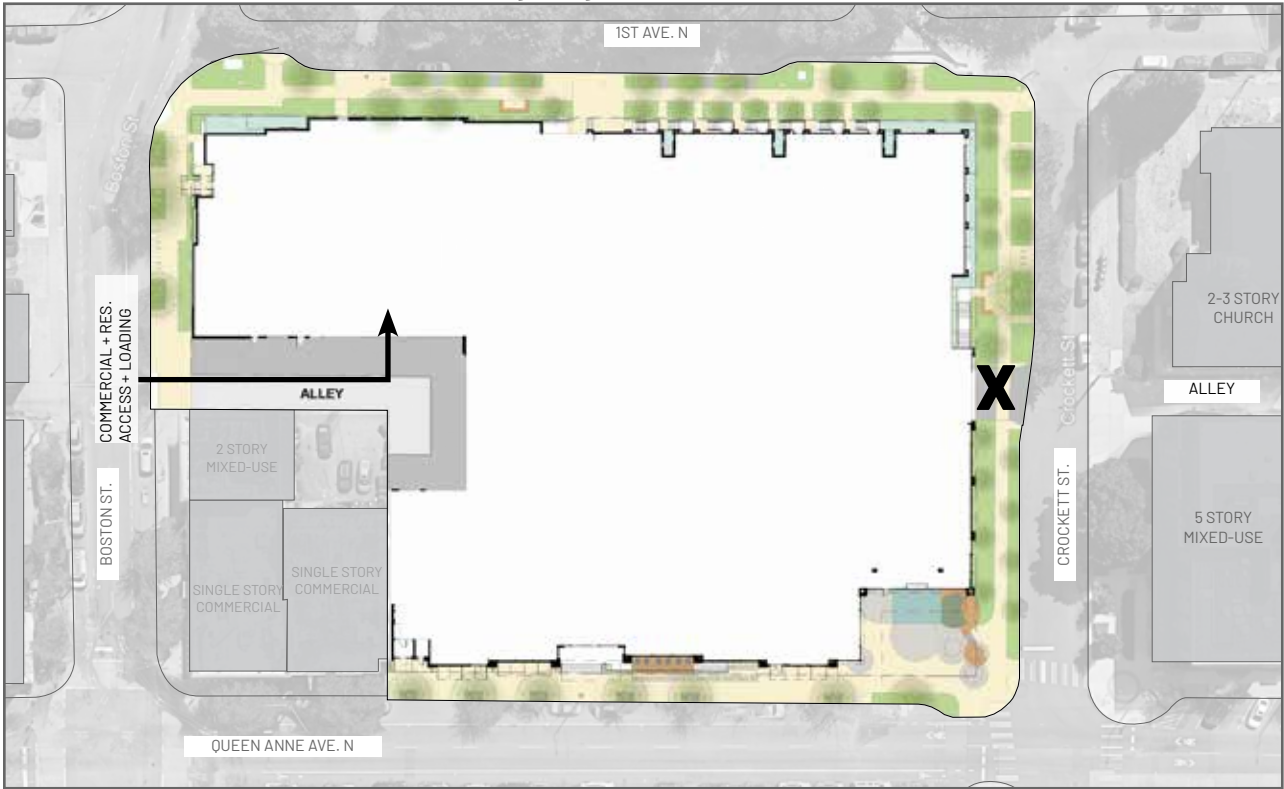
A second parking access on Boston St. will be the only residential entry and will serve as a secondary entry/exit for grocery store shoppers. SDOT supports both of these entry points and the commercial parking only access off Crockett St. Additionally, the grocery delivery truck & loading docks are located off of the alley on Boston.

At the EDG Meeting, the Board indicated preliminary support for this departure as it could help the project better meet criteria in DC1-B Vehicular Access and Circulation & has been strongly supported by SDOT

PROPOSED - Access off Alley and Crockett St

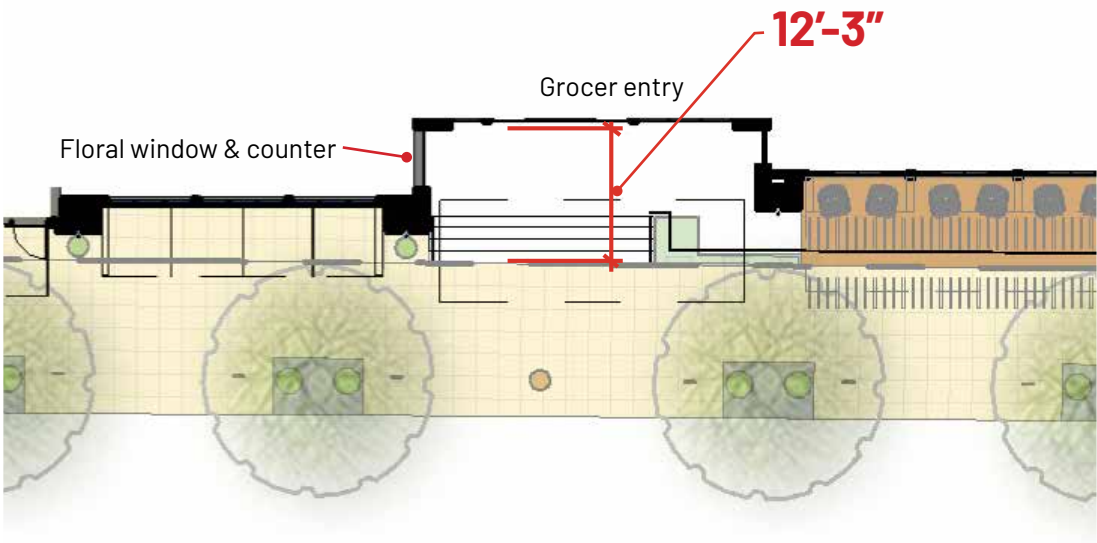


CODE-COMPLIANT - Access off Alley only

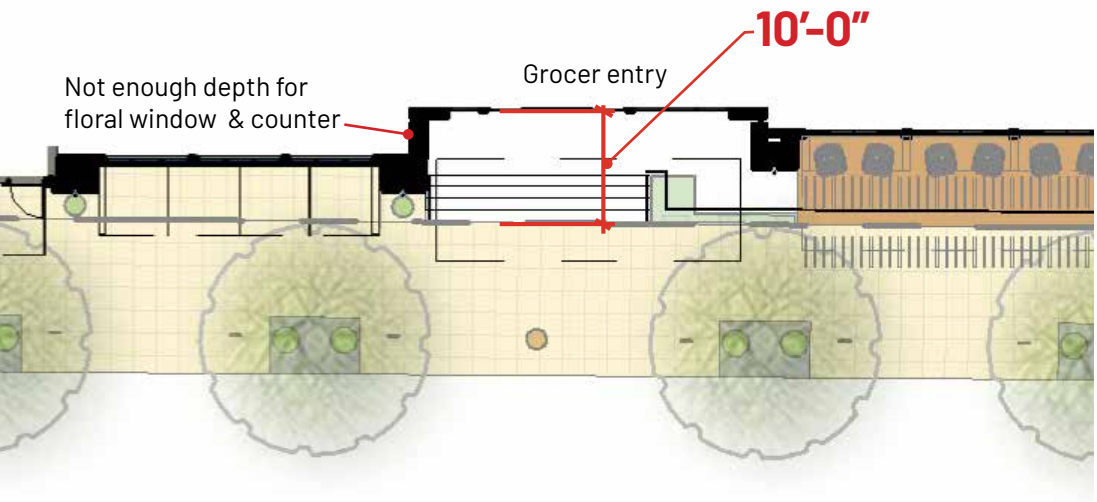


DEPARTURE REQUEST #6 - GROCER ENTRY MORE THAN 10' FROM PROPERTY LINE

PROPOSED



CODE-COMPLIANT



DEVELOPMENT STANDARD REQUIREMENT

23.47A.008A.3 - Street Level Requirements: Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.

DEPARTURE REQUEST / PROPOSAL

Request to allow the Grocer North entry to be setback 13'-4" from the property line due to grade challenges between the grocer finish floor elevation and the sidewalk below. This larger setback provides for more ample access to the store for pedestrians and customers.

JUSTIFICATION

The difference in height between the grocer finish floor elevation at the recessed entry and the sidewalk grade below will require steps and a landing that will push the grocer entry wall beyond the 10'-0" requirement from the property line. The deeper recessed entry however provides a nice transition into and out of the grocery store and does not interrupt the language of the remaining primary facade along Queen Anne Ave. that does fall within the 10'-0" zone between the building and the property line.

PROPOSED



The additional depth of the grocer entry allows for the floral order window to be located at the exterior facade. The window is a reference to the old Queen Anne Met Market floral window and will provide a richer pedestrian experience along Queen Anne Ave N and additional pedestrian interactions. This reinforces the Queen Anne Design Guideline CS3 Architectural Context & Character -Streetscape Compatibility that requires buildings to reflect a diversity of architectural shapes, sizes, styles themes, wider sidewalks, and streetscape improvements to enhance the pedestrian experience.

DEPARTURE REQUEST #7 - CANOPIES ALONG QUEEN ANNE AVE ARE NOT CONTINUOUS

DEVELOPMENT STANDARD REQUIREMENT

23.47A.008C.4 - Street Level Requirements: Continuous overhead weather protection (i.e., canopies, awnings, marquees, and arcades) is required along at least 60 percent of the street frontage of a structure on a principal pedestrian street, except for structures within the Pike/Pine Conservation Overlay District on lots that contain a character structure as provided in Chapter 23.73.

DEPARTURE REQUEST / PROPOSAL

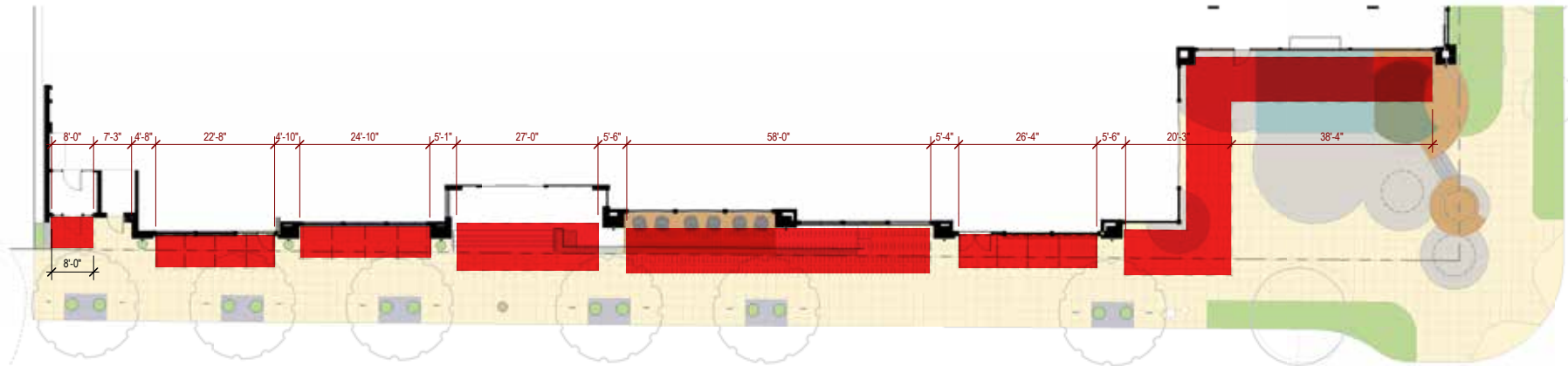
Request to allow for continuous overhead weather protection to be broken up at each brick pier.

JUSTIFICATION

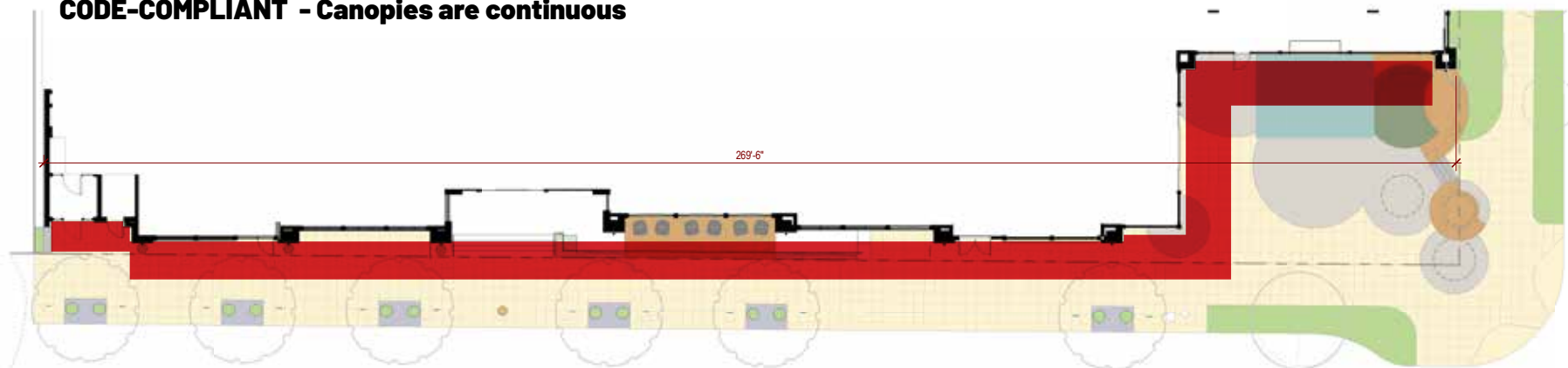
Because the entire building is set back 5 ft. from the property line, the continuous weather protection is not feasible. On this principal pedestrian street facade, we would like to request for the overhead protection to stop at each brick pier to accentuate the large vertical elements while providing additional weather protection across 76% of the principal pedestrian street. This also allows for a more attractive facade and serves to break up the massing.

This departure was not identified at the EDG meeting.

PROPOSED - Canopies reinforce the brick bays and vary in material, height, width



CODE-COMPLIANT - Canopies are continuous



DEPARTURE REQUEST #7 - CANOPIES ALONG QUEEN ANNE AVE ARE NOT CONTINUOUS



Proposed design includes a variety of canopy sizes and shapes that occur between each brick pier. This is characteristic of the Queen Anne retail context and responds to the following Queen Anne Neighborhood Design Guidelines:

- CS3 Streetscape Compatibility - buildings reflect a diversity of architectural shapes, sizes, styles themes
- CS3 Architectural Context -Architectural characteristics of earlier buildings (1-2 stories with 30' to 45' wide facades & storefronts as narrow as 15'), fine-grain detail, multi-pane windows with transoms, canopies, variable parapet heights
- PL2 Walkability, - Weather protection
- PL3 Street-Level Interaction - Diversity of scale & appearance of storefronts
- DC2 Architectural Concept - Individual Storefronts



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11 – APPENDIX

NEIGHBORHOOD DEVELOPMENT & USES



NEIGHBORHOOD DEVELOPMENT & USES



1. STORYVILLE COFFEE



2. AMERICAN CANCER SOCIETY
(GRANTED SEATTLE LANDMARK STATUS)



3. ARBOR PLACE APTS.
(FUTURE DEVELOPMENT)



4. SEATTLE LEARNING CENTER



5. QUEEN ANNE MANOR SENIOR LIVING



6. SWEETBRIER APTS.



7. FARMER'S MARKET
(EVERY THURS. JUNE - OCTOBER)



8. 7 HILLS APTS. / BARTELL DRUGS



9. TOWNE APTS. / TRADER JOE'S



10. QUEEN ANNE BAPTIST CHURCH
(SWEET PEA COTTAGE PRESCHOOL OF THE ARTS)



11. MCCLURE MIDDLE SCHOOL



12. QUEEN ANNE COMMUNITY CENTER



13. QUEEN ANNE POOL



14. BETHANY PRESBYTERIAN CHURCH



15. QUEEN ANNE BOOK COMPANY

URBAN ANALYSIS

OPPORTUNITIES

- 1 OPPORTUNITY TO CREATE HOUSING INCLUDING 64 AFFORDABLE HOUSING UNITS
- 2 LOCATED WITHIN QUEEN ANNE HILL RESIDENTIAL URBAN VILLAGE & 1/2 OF SITE WITHIN THE PEDESTRIAN ZONE.
- 3 EASY ACCESS TO PUBLIC TRANSIT - TWO BUS STOPS ADJACENT TO SITE ALONG QUEEN ANNE AVE. N & BOSTON ST.
- 4 GREAT CORNER LOT WITHIN CLOSE PROXIMITY TO FARMER'S MARKET, PUBLIC PARKS, QUEEN ANNE P - PATCH, QUEEN ANNE POOL, QUEEN ANNE COMMUNITY CENTER.
- 5 SOLAR ACCESS
- 6 HIGHLY WALKABLE / VERY BIKEABLE SITE (WALKSCORE = 94, BIKE SCORE = 70)
- 7 OPPORTUNITY TO CREATE VIBRANT PEDESTRIAN ACTIVITY ALONG QUEEN ANNE AVE AND AT INTERSECTION OF QUEEN ANNE AVE. N & CROCKETT ST.

CONSTRAINTS

- 8 +/- 15 FEET OF GRADE CHANGE ALONG CROCKETT ST.
- 9 +/- 9 FEET OF GRADE CHANGE ALONG 1ST AVE. N
- 10 GRADE SLOPES ALMOST 3' ALONG QUEEN ANNE AVE

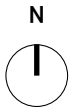
- [] QUEEN ANNE RESIDENTIAL URBAN VILLAGE
- [] FARMER'S MARKET
- [] ENVIRONMENTAL / TRAFFIC NOISE





TRANSIT PATTERNS

- MINOR ARTERIAL / MAJOR TRANSIT ROUTE
- MINOR ARTERIAL / MINOR TRANSIT ROUTE
- BIKE TRAFFIC - SHARROW / MINOR SEPARATION
- QUEEN ANNE RESIDENTIAL URBAN VILLAGE
- PEDESTRIAN ZONE
- BUS STOP
- GATEWAY

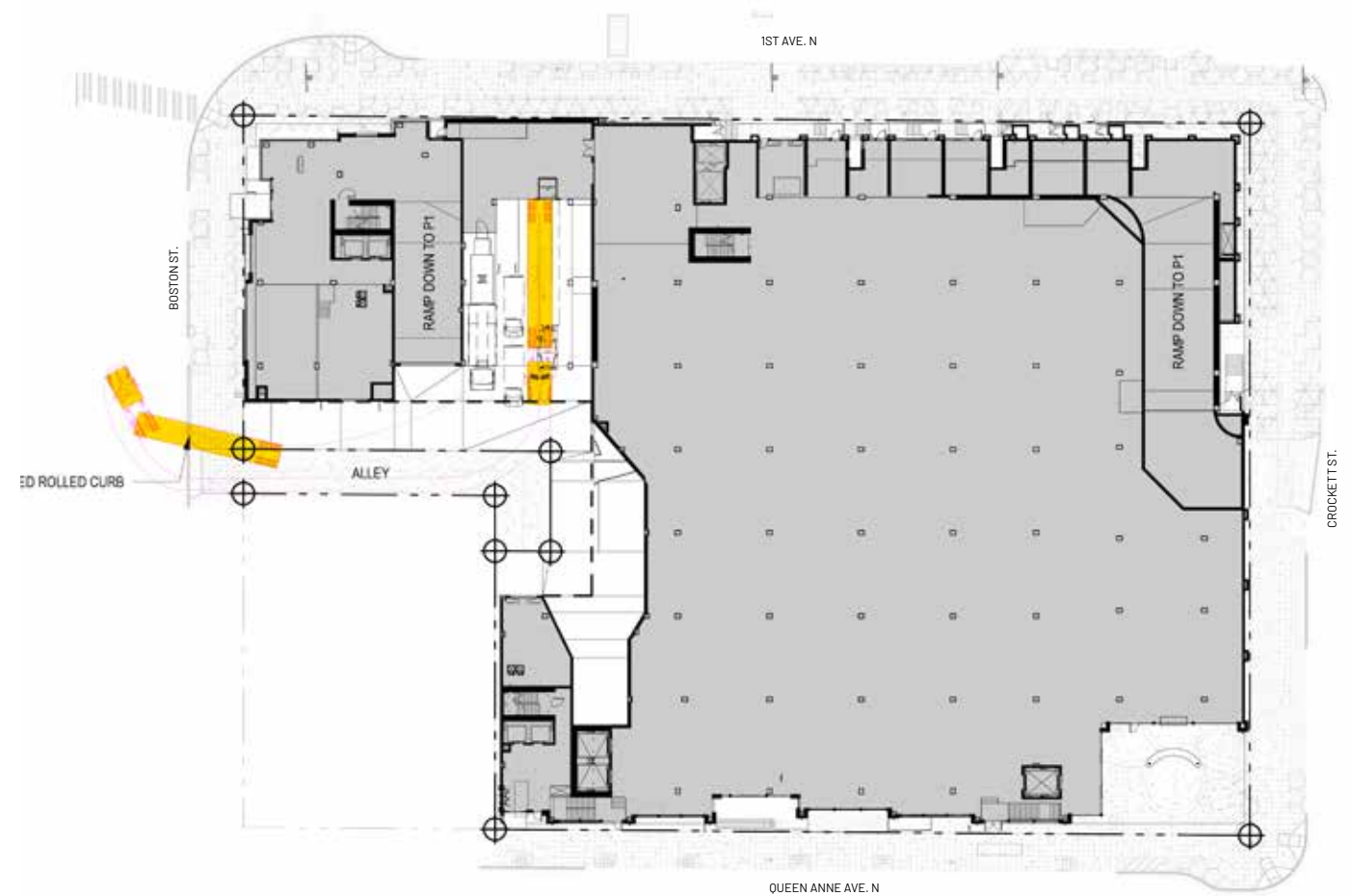


GROCERY STORE TRUCK LOADING

INBOUND TRUCK



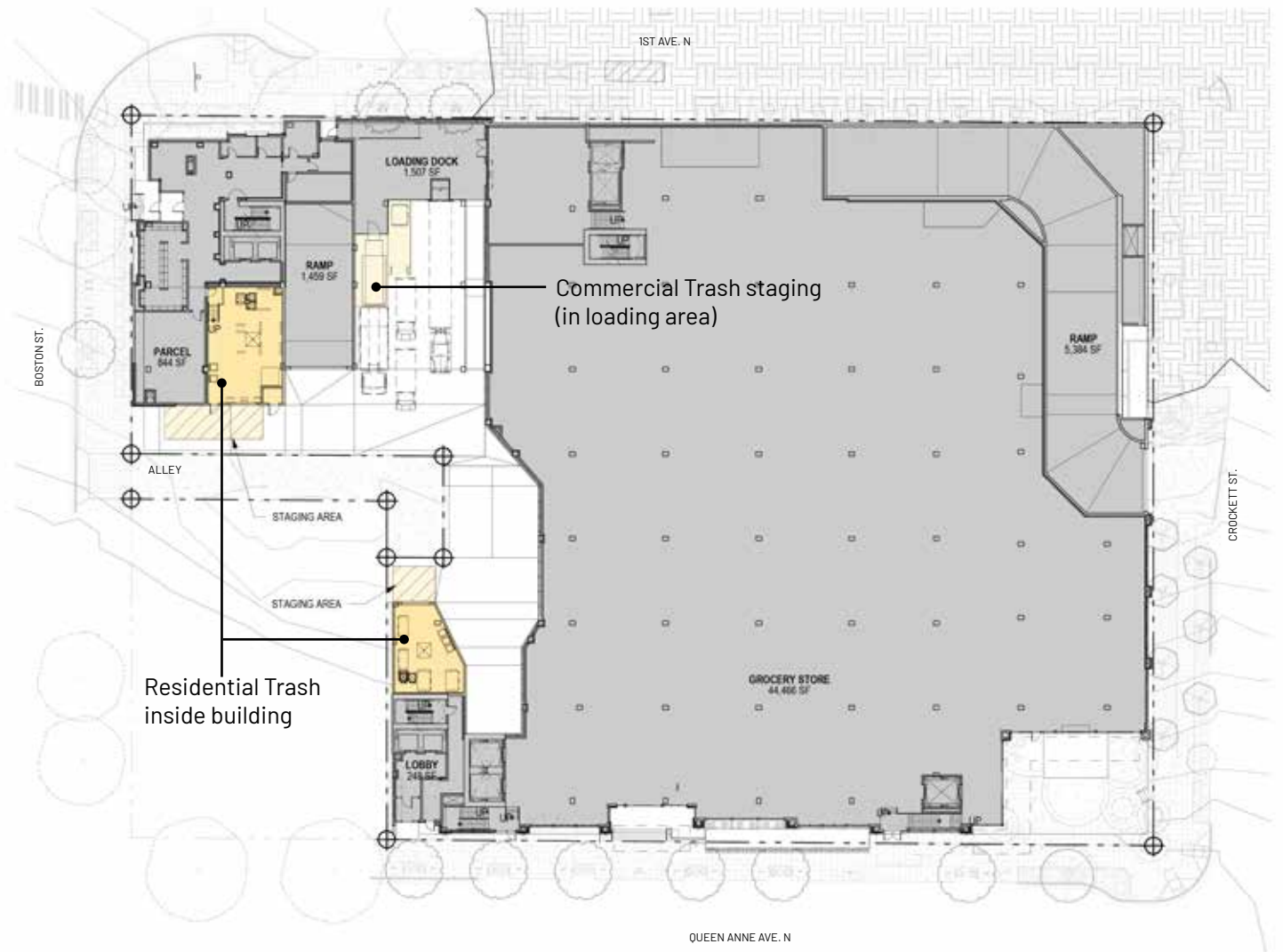
OUTBOUND TRUCK



LEVEL 2 - TRASH ROOM AND STAGING



LEVEL 1 - TRASH ROOM AND STAGING



STUDY - PUNCHED OPENINGS VERSUS VERTICAL OPENINGS AT BUILDING C

Brick & recessed opening - respond to design concept unit design,
12" recess between windows & brick maintains usable patios on Level 2



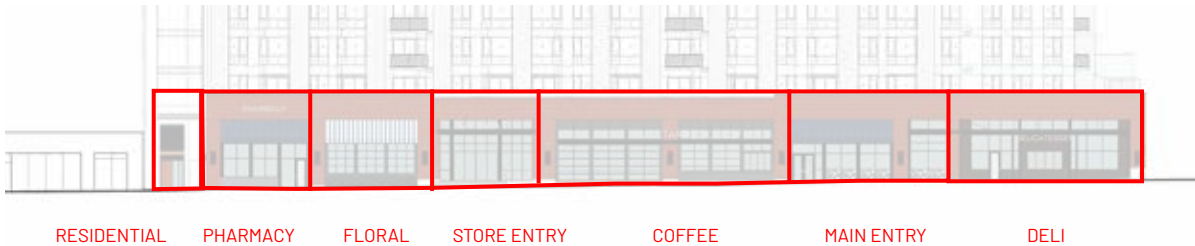
Punched window openings do not respond to design concept
Openings reflect the unit design, the composition does not read clearly
4" recess between windows & brick maintains usable patios on Level 2



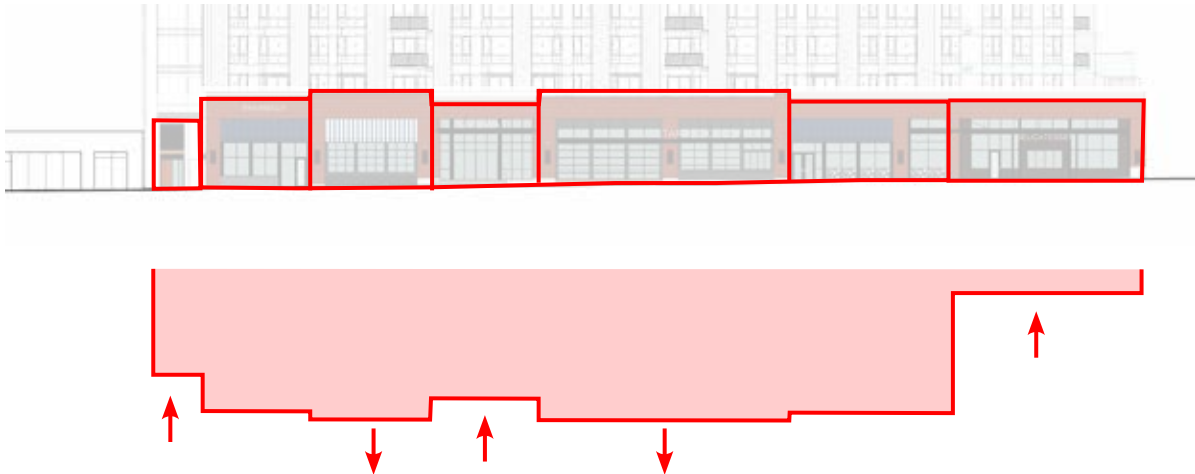
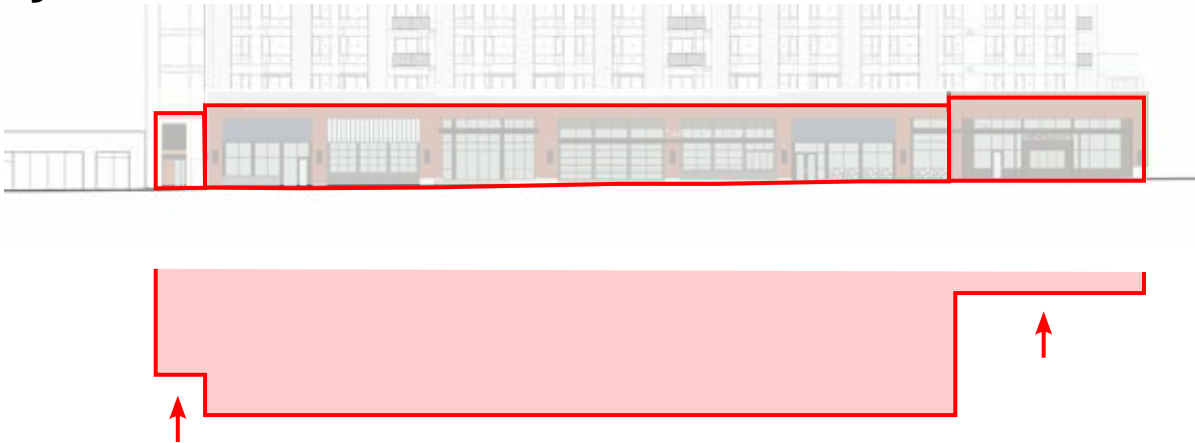


QUEEN ANNE FRONTAGE - ALTERNATIVE STUDIES

Bays



Parapet heights



Materials + colors



Canopies + signage



QUEEN ANNE AVENUE - OVER 200 COMMERCIAL / RETAIL USES

